

BUTLER COUNTY PLANNING COMMISSION

Scheduled Meeting, September 20, 2022

Butler County Courthouse-4th Floor

205 W. Central

El Dorado, Kansas 67042

MINUTES

The scheduled meeting of the Butler County Planning Commission began at 7:00 p.m. on Tuesday, September 20, 2022 on the 4th Floor of the Butler County Courthouse located at 205 W. Central in El Dorado, Kansas.

Chairman: Jeff Varner

Members Present: David Greene Jr., Andy Jones, Bryce Flaming & Jim Ralston

Members Absent: Jeremy Sundgren, Kristi Sullivan & Kermit Frey

Guests: Ben Hobbs, Roger Cutsinger, Brian & Debra Fitzgerald, Derald Wright, Alex Huckins, Steve Persons, Brad Simmons, Chuck Gathzler, Milo McClue, Larry Vanley, Robert Ramey & Mark & Nancy Graveson

The meeting was called to order and a quorum was declared

Approval of the September 20, 2022 Planning Commission Agenda

Motion: Bryce Flaming

Second: David Greene, Jr.

Approved

Approval of the August 2, 2022 Planning Commission Meeting Minutes

Motion: Bryce Flaming

Second: Andy Jones

Approved

Old Business:

New Business:

RZ 22-19 – Request for a Change in Zoning from AG-80 to AG-40

Applicant/Owner: Darrell Barrett

Agent: N/A

Location: 1013 NE 60th St. El Dorado, KS

Discussion: Staff recommends approval

Staff: This is a request for a Change in Zoning from AG-80 to AG-40. The applicant owns 87+/- acres, is zoned AG-80 and is proposing to rezone the 87+/- acres which will allow them to split the property which would not be considered detrimental to the area.

NE 60th St. is a Gravel Township Road and staff did not receive any concerns from the Township.

No further questions or comments were made.

Motion: Jim Ralston

Second: Andy Jones

Action: Approved 4-0

To Be Heard before the BOCC on October 11, 2022 @ 9AM

RZ-22-20-Request for a Change in Zoning from AG-40 to RR

Applicant/Owner: Jonathon Cross

Agent: Roger Cutsinger

Location: 20465 SW Tawakoni Rd. Douglass, KS

Discussion: Staff recommends approval

Staff: This is a request for a Change in Zoning from AG-40 to RR on property located at 20465 SW Tawakoni Rd. The applicant owns 39+/- acres and is requesting to change the zoning on the property which would allow him to split the property into 2-tracts.

The property is surrounded by both AG-40 & RR zoned properties and the change in zoning would not be detrimental to the area as there would be similar size tracts of land located within the immediate area.

SW Tawakoni Rd is an unpaved Township Road and staff did not receive any concerns from the Township.

No further questions or comments were made.

Motion: Andy Jones

Second: Bryce Flaming

Action: Approved 4-0

To Be Heard before the BOCC on October 11, 2022 @ 9AM

RZ-22-21 Request for a Change in Zoning from AG-40 to RE

Applicant/Owner: Steve Persons

Agent: N/A

Location: 8189 SW Parallel Rd. Towanda, KS

Discussion: Staff recommends approval

Staff: This is a request for a Change in Zoning from AG-40 to RE on property located at 8189 SW Parallel Rd. The applicant owns 38+/- acres and is requesting the change in zoning to allow him to split the property for the construction of a new Single-family residence on the newly created tract of land.

The property is in an area that has AG-40 properties in the area, but immediately to the west is a tract of land zoned RE and owned by the applicant.

The change in zoning would not be detrimental to the area and staff recommends approval.

SW Parallel Rd. is a gravel Township Road and staff did not receive any comments or concerns from the Township.

No further questions or comments were made

Motion: Andy Jones

Second: David Greene, Jr.

Action: Approved 4-0

To Be Heard before the BOCC on October 11, 2022 @ 9AM

RZ-22-22 Request for a Change in Zoning from AG40-to RE

Applicant/Owner: Brad Simmons/Endor Holding LLC

Agent: N/A

Location: 12210 SW 190th St. Douglass, KS

Discussion: Staff recommends Denial

Staff: This is a request for a Change in Zoning from AG-40 to RE on property located at 12210 SW 190th St. Douglass, KS. Brad Simmons owns a tract of land that contains 78+/- Acres and is hoping to rezone the property which would potentially allow him to develop the property into a Single-Family Subdivision with 10-12 Home Sites.

The property is directly south of the Butler Air Park that also has 12 single-family homes built surrounding the runway. With the location of the runway and the fact that there is no Rural Water to the area to supply potable water to the home sites and the increase in traffic on the Township Roads the approval of the Change could be detrimental to the area.

It should also be noted that several months ago the applicant requested a Change in Zoning from AG40 to RR and was denied based upon the lack of Rural Water and the impact to the Township Road.

Staff's recommendation was to deny the request.

Several members of the Butler Air Park Subdivision spoke out against the request again due to its location and the potential impact to the Water Wells and the road infrastructure.

After some minimal discussion a Motion for denial was made and the Motion was approved unanimously.

No further questions or comments were made.

Motion: Jim Ralston

Second: Bryce Flaming

Action: Approved 4-0

To Be Heard Before the BOCC on October 11, 2022 @ 9AM

CU 22-06 Request for a Conditional Use Permit for a Hunting Lodge

Applicant/Owner: Randy Young

Agent: N/A

Location: 1580 SW 80th St. El Dorado, KS

Discussion: Staff recommends Approval

Randy Young is proposing to construct and operate a Hunting Lodge on property located at 1580 SW 80th St. El Dorado. Mr. Young will provide a Guide Service for Water Fowl Hunts that he puts on, on different properties located throughout Butler County.

The Hunts will be conducted from November through February and will consist of 4-6 hunters hunting for 3-days.

His property contains 9+/- acres, with not ponds on the property, so there will be no hunting on the site.

Staff contacted all the landowners within a 1,000' radius and received no comments for or against the request.

No further comments were made

Motion: Bryce Flaming

Second: Jim Ralston

Action: Approved 4-0

No further Items to come before the Board the meeting was adjourned.

