

Marion County Planning Commission & Board of Zoning Appeals

Record of Proceedings

December 6th, 2018

Members (Present)

Jeff Bina
Derek Belton
Jim Schmidt
Mel Flaming
Kathy Inlow
Marty Dalke
William Kroupa

Members (Absent)

Dwight Flaming
Brad Vannocker

Staff (Present)

Omstead Omstead, Secretary
Brandon Meierhoff, Recording Secretary
Russ Ewy, Planning Consultant

1. **Call to Order**~ Bina called the meeting to order at 7:00p.m. with 7 members present and 3 staff present. D. Flaming and Vannocker, absent.
2. **Approval of Minutes**~ Belton made a motion to approve the August 23rd, 2018 Record of Proceedings as presented. Kroupa seconded, motion carried (7-0).
3. **New Business**~ **Case No. BZA-18-03: A special exception request filed by Dennis C. Wilson, to replace a mobile home with a new single-wide mobile home at 1863 60th, Peabody, Kansas.** (Provided to the Board: Mobile home plans, deed, aerial photo depicting location of property, property owner notification letter (sent to property owners within 1,000 ft.), property owner list and aerial photo notification area, and Staff Report.) Bina opened the Public Hearing and invited Dennis Wilson to present his case. Wilson explained that he recently had to split up his land. He would like to either fix up the existing structure or put in a new one. When he looked into fixing up the old one, it was going to cost \$30,000. At that point, it would be more cost effective to put in a new one. He was also entertaining the idea of a barn, but those are getting expensive. Bina asked if there would be any problems with the lagoon. Omstead stated the trees need to be taken out of the lagoon and a fence would be required before occupancy. Wilson stated that the lagoon had been there for over a 100 years. Omstead also stated this tract had previously

Omstead stated that the Board of Zoning Appeals makes the final decision on this case. It does not go before the County Commissioners.

4. Old Business~ (None)

5. Off Agenda Items~ Omstead gave an update on the 53 lakeshore property- we are waiting for the court to set a briefing schedule.

Board appointments: Omstead stated that Bina, Inlow, and Dalke's terms are up at the end of 2018. Dalke expressed he no longer wished to serve on the Board. Bina stated he has been on different boards for the last twenty years and is ready to be done. Inlow wishes to continue serving on the Board. Omstead stated that Commissioner Kent Becker suggested Norman Winter for District 1 seat. Inlow asked how the new commissioner redistricting for the two additional seats would affect everything. Ewy stated the Government would make appointments. Duane Bair, stated that the Governor would make the appointments, then commissioners would be voted in at the 2019 general elections.

The annual Planning Commission dinner will be in January. Omstead asked for any recommendations for catering. Inlow stated that we should contact the bakery in Florence. Belton mentioned he would not be opposed to barbeque.

Belton asked if there were any new applications submitted. Omstead stated there weren't any, but there may be in February. A new wind energy company may be applying for a Conditional Use Permit. Ewy stated McPherson County halted wind construction, so it was being slowed down heading this way. Ewy briefly explained a temporary moratorium issued by McPherson County.

Schmidt asked if we would run into problems with the Wilson lagoon. Omstead thought we probably would. M. Flaming asked if he remodeled instead of building new, if he would need to fix the lagoon. Omstead replied that building permits are currently only required if the footprint or height of the structure changes. Bina stated that if the lagoon is holding water, we should just have him cut the trees out of the middle of the lagoon.

Kroupa asked about any water wells on the property. Omstead stated no, he is hooked to rural water. M. Flaming stated that we should just follow the Sanitation Code. If we don't