

RECEIVED

APR 19 2004

**Marion County
Health Department**

April 15, 2004

Mr. David Brazil
230 East Main
Marion, Kansas 66861

Dear Mr. Brazil:

We have been made aware of the proposed sale of property by Mr. and Mrs. Lloyd Schroeder to someone who has helped them in their business for a number of years. We also hear that there are neighbors who are objecting to this sale.

We wish to give our support to the Schroeders. They are hard-working, energetic people, and we have felt that their livelihood and business, the Pine Creek Christmas Tree Farm, is an asset to our community. We have felt that it increases the value of our property.

We have heard objections stating that the Christmas Tree farm increases traffic on our road. Certainly, during the months of November and December we do have more vehicles traveling to the farm and purchasing trees. However, we have never felt that the amount of traffic is too great or a threat to us as neighbors in any way.

We respect the Schroeders and their desire to make changes in their present situation. We trust that they will be able to fulfill their wishes.

Sincerely,


Howard and Anna Beth Birky

RECEIVED

April 16, 2004

APR 19 2004

Mr. David Brazil
230 East Main
Marion, KS 66861

**Marion County
Health Department**

Dear Mr. Brazil and All Concerned Parties:

This letter is to advise you that we are in full support of Lloyd and Marlene Schroeder, our neighbors for 40+ years, and their future plans.

Lloyd and Marlene are kind, considerate neighbors who have built a fine tree farm and operated it for many years. We do not understand how people can say that the traffic created by this enterprise has ruined our county roads.


First of all, there is only traffic hauling trees for approximately 6 weeks a year. The vehicles we see hauling Christmas trees are cars, vans and small pickups. Anyone who lives in the area can attest that the roads are being ruined by the large farm trucks and semis hauling everything from livestock, fuel and feed to the grain produced on local farms.

All of the residences in the immediate area of the tree farm except one have been in place for all of the years we have lived in the area. Several farms have had two houses on the yards all of this time. We do not understand how one more house to be built in the area is such a big problem.

We believe it is sad when a hard working couple cannot sell their business to buyers of their choice and offer them a homesite due to a few complaints. The continuation of the tree farm as a thriving business, we feel, is truly an asset to the community and the State of Kansas.

Sincerely,


Donald J. Schroeder


Maris J. Schroeder

2935 Buckskin Road, Moundridge, KS 67107

Dale and Rosie Horst
1038 N. Meridian Road
Newton, KS 67114-7937
(620) 367-2459

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APR 19 2004

**Marion County
Health Department**

Mr. David Brazil
230 East Main
Marion, KS 66861

Re: Rezoning proposal by Lloyd and Marlene Schroeder.

Mr. Brazil:

We live approximately ¼ mile north of the Schroeder property and have lived in this location for 18 years. We wish to voice our support for the zoning changes being proposed by the Schroeder's. Their Christmas tree operations have always been a credit to our neighborhood and in our opinion an excellent example of alternative agriculture, so important to the state's economy. Traffic related to their business has never been a problem for us. It is our hope that the Commissioners will approve this request and that this tree operation may continue.

Thank you for your kind consideration.

W Dale Horst

W. Dale Horst, Ph.D.

Rose Marie Horst

Rose Marie Horst

RECEIVED

April 16, 2004

APR 19 2004

David Brazil
230 East Marion
Marion, KS 66861

Marion County
Health Department

Dear Mr. Brazil,

In the matter of the sale of some acreage in Marion County, belonging to Lloyd and Marlene Schroeder, we would like to share some thoughts with you. We live in McPherson County, but just across the corner from said property. originally, we did not receive a letter about the proposed acres. We did receive notice before the second meeting, but were out-of-state that week, so weren't able to attend the meeting.

It has come to our attention that there is much "bickering" going on about the sale of said acres.....that the possibility of "yet another home" being built would greatly increase traffic and cause the road to deteriorate!" etc.

As for ourselves, we have no qualm about the proposed action of this property. As far as customer traffic to the Christmas Tree Farm, it has NOT been a problem for us....in fact, we enjoy the busyness of the season and at times it has even helped get our road serviced more often. If someone else should want to build a home on said property, that would just provide us with more neighbors to enjoy! We like our "little neighborhood."

Truthfully, we can't understand why there is objection about this....but that is only our opinion and we can't speak for the others. However, we wanted to let you know that we have no concerns about this action. In fact, the only deterioration that we have seen on this road, seems to have come from semi traffic that hauls cattle off of another farm along said road!

So, for whatever it's worth.....those are our thoughts.

Sincerely,

Henry Wedel *Verda Wedel*

Henry and Verda Wedel
303 30th Ave
Newton, Ks 67114
PH: 620-367-2623

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APR 19 2004

Marion County
Health Department

April 15, 2004

Mr. David Brazil
230 East Main
Marion, Kansas 66861

Dear Mr. Brazil:

We have been notified about some of the changes in this area being planned by Mr. and Mrs. Lloyd Schroeder.

The Schroeders are good neighbors, and we respect their desire for change. We do not have any problem with what they wish to do.

We also do not feel that our road, Meridian Road, has too much traffic because of the Schroeder's Christmas Tree farm.

Sincerely,

*Mr. Wilma Unruh
and
John R. Unruh*

*Our address:
1048 Meridian
Newton, Ks. 67114*

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APR 20 2004

Marion County
Health Department

April 19, 2004

Dear Mr. Brazil and the planning committee:

For all the years that Lloyd and Marlene Schroeder have had their Christmas tree business, we have enjoyed the little extra traffic during the Christmas season. It's a joy to see the vehicles go by and come back by with a little Christmas cheer attached. We actually look forward to that time of year to watch the busy, happy Christmas tree shoppers. The extra vehicles on the road during that time do not bother us; it is not enough to cause any problem and, after all, it's only during the months of November and December.

Sincerely,

Otto + Marietta Voth

Otto and Marietta Voth

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APR 20 2004

**Marion County
Health Department**

230 East Main
Marion, KS 66861

April 17, 2004

Dear Mr. Brazil and the Planning Commission:

This letter is in regards to Lloyd and Marlene Schroeder's Christmas tree business. We have enjoyed having their business in the neighborhood. Our farm is on the corner of 30th Avenue and Arrowhead Road, at the south end of the mile that Schroeder's are on. I would assume we get the majority of their traffic past our farm, since it is the shortest route from paved roads to Pine Creek Farm. There is extra traffic for a few weeks before Christmas, but it has never bothered us. We have worse traffic on Arrowhead Road every work day from the Hesston workers at shift change.

Respectfully,



Nelson and Clarice Voth

RECEIVED

APR 20 2004

**Marion County
Health Department**

4-18-'04

Att: David Brazil
Marion Co. Planning Commission
Marion County Courthouse

Dear Sirs:

Regarding the application of Lloyd Schroeder for conditional use permit:

We are writing in support of Schroeder's request. We understand they intend to add only one residence for someone taking over the tree farm on the ground they own. Another residence on the east side of Meridan will not increase traffic much more.

Trees are good for the environment, actually for the health of everyone. Many birds are seen nesting in the trees on the Schroeder farm. Wild life such as the wild turkeys, and many deer reside in the area and are seen regularly along the creek and adjoining area. A tree farm is good use of the undesirable agricultural ground, formerly pasture along the creek, plus some of the adjoining ground. The trees along the creek stop some erosion.

Regarding concern about drainage, the drainage into the creek at Schroeders comes from numerous pastures with cattle, and across a section that has inflow from the sewage overflow of the city of Goessel. Therefore, if another residence and lagoon is added on the Schroeder ground that is on higher level than the creek, it will not be a major source of contamination, even in season of heavy rains.

Regarding the road traffic: Tree farm traffic is seasonal. The heavy traffic on the Moundridge road all year round with big trucks, and poor road maintenance at the west end of Marion Co., is responsible for the poor condition, pot holes, of the Moundridge and adjacent roads.

People should be able to make changes on their farm that really do not affect the neighborhood very much. The tree farm has existed for many years. To have a good neighborhood it is imperative to have respect for each other's decisions.

Sincerely,
Elmer & Josephine Voth
1022 Alamo
Newton, KS 67114-7925

RECEIVED

April 19, 2004

APR 20 2004

Marion County
Health Department

David Brazil
Marion County Zoning Board
230 East Main
Marion, Kansas 66861

Dear Mr. Brazil and Marion County Zoning Board,

As a neighboring landowner of Lloyd and Marlene Schroeder, I was in attendance at the last zoning board meeting. There I heard comments from both Lloyd Schroeder, and from Kevin Hiebert. I felt there was a lot of negative comments aimed towards Lloyd and Marlene's request. Personally, from what I heard and understood, I don't have a problem with their proposal.

I understand the need to protect prime land for farming, but I also feel we also need to be open to enabling other persons to move into Marion County who don't necessarily farm, but would bring additional tax base to the county through increasing marginal land use values.

Without hearing the findings that will be presented from KDHE, at this point I would be in favor of granting Lloyd and Marlene's conditional use permit for a retail tree farm. Knowing the young person interested in continuing this 30 year business, I feel it would be a positive decision for our neighborhood and community.

Sincerely,



Jim R. Schmidt
927 Alamo
Newton, Kansas 67114



K A N S A S

RODERICK L. BREMBY, SECRETARY

DEPARTMENT OF HEALTH AND ENVIRONMENT

KATHLEEN SEBELIUS, GOVERNOR

April 19, 2004

David Brazil
Marion County
230 E Main
Marion, KS 66861

RECEIVED

APR 20 2004

Marion County
Health Department

Re: Separation Distance
KDHE Permit No. A-LAMP-BA06
Hiebert Farms, MP Co.

Dear Mr. Brazil:

This letter is in response to our phone conversation regarding the livestock operation located in the Northeast Quarter of Section 24, Township 21 South, and Range 1 West in McPherson County operated by Hiebert Farms.

This facility has a certification with the Department. The operation recently requested to add a second pen and increase the capacity of the operation to 300 head (300 animal units) of cattle. A site appraisal was conducted and a certification drafted for this expansion.

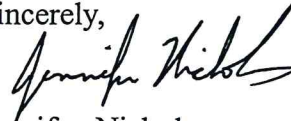
The facility registered with the Department prior to July 1, 1996. This gave them certain separation distance rights. The separation distance that existed between the facility and the nearest non-owned habitable structure was grand fathered if it was less than the distance required for facilities built after 1996. The current required distance from a new 300 animal unit operation and the nearest non-owned habitable structure is 1,320 feet.

If a grand fathered facility chooses to modify or expand its operations, the expansion can not encroach toward the nearest non-owned habitable structure without a waiver from the structure owner. As an alternative a grand fathered facility can expand toward the next nearest non-owned habitable structure. The separation distance for an expansion is reviewed at the time of application. The Attorney General's Office has provided opinions (94-92 and 94-131) regarding the application of separation distance requirements to the next nearest non-owned habitable.

A copy of the 1994 legislation that describes the separation distance requirements is enclosed for your reference. Or the codified statute with updates may be viewed at <http://www.kslegislature.org/>

Contact me if you have questions regarding this correspondence. Your cooperation with the environmental programs of the State of Kansas is appreciated.

Sincerely,



Jennifer Nichols
Environmental Technician
Bureau of Environmental Field Services

cc: BOW-Livestock Waste Mgt. Section
NCDO, file
Keven Hiebert, Hiebert Family Farms
271 30th Ave
Newton, KS 67144

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FEB 23 2004

Marion County
Health Department

To Members of the Marion County Planning Commission

We oppose having the property owned by Lloyd Schroeder rezoned as rural residential property for the following reasons:

1. This is a farming area & increasing the number of residential properties will bring more traffic to the roads.
2. An increase in septic tanks or lagoons increases the risk of contaminating the creek during periods of heavy rains or high water. This would affect the area wildlife & fish in the creek.
3. Increasing residential property would increase the potential for conflicts over odors from livestock & farming practices.

We own 88 acres to the North of the Schroeder property and have already had opposition to hunting on our ~~own~~ own property.

Agricultural land is rapidly disappearing in this country. Lets preserve as much as we can to feed our nation.

Sincerely,
Clarence P. Klassen
Martha L. Klassen

RECEIVED

FEB 23 2004

OFFICE OF THE PLANNING COMMISSION

P. O. BOX 157
MARION, KANSAS 66861

Marion County
Health Department

Dear Sir or Madam:

I received a letter from the Office of Planning Commission last week, which indicated to us that Lloyd Schroeder has applied for a change in zoning status.

If I read this letter correctly Mr. Schroeder is requesting to change this area from the present Agricultural zoning to Rural Residential zoning.

The public hearing for the change is scheduled at a time and date, which would make it impossible for us to attend considering where we live.

Due to the location of our home we will express our thoughts and feelings on this matter by means of this letter.

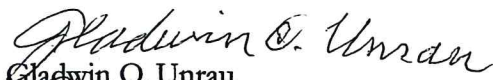
We believe that the change in zoning would be extremely detrimental to the adjoining properties. We notice that more and more land is being taken out of agricultural use and changed to residential use.

As a member of the American Farmland Trust I am becoming more aware of the large amount of land that is being taken out of farm use and changed to residential use.

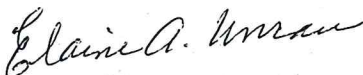
This acreage is especially well suited for cropland and it would be a real shame to have this cropland used for residential use. The one side of this acreage is a natural waterway that is subject to flooding and would not be suitable for residences.

We would be very much against changing the zoning of this Agricultural land to Rural Residential.

Sincerely,


Gladwin O. Unrau

Elaine A. Unrau





Mr. & Mrs. Gladwin Unrau
26036 Luzon Court
Punta Gorda, FL 33983



Chad and Marjean Deines
323 West 6th
P.O. Box 1257
Imperial, NE 69033
308-882-4119

February 19, 2004

Dear Zoning Commission,

We are writing this letter in regards to the issue of rezoning the land of Lloyd and Marlene Schroeder. We are not in favor of the rezoning of the Schroeder land for several reasons.

First of all, there is the unfavorable economic impact that will affect the neighbors. The Schroeder's are looking to benefit themselves, but what about the neighbors that have been helpful in various ways over the years?

If the rezoned land becomes rural residential, the neighboring land will not. Will the potential buyers of this land expect paradise on their terms or is blending in with agriculture their paradise? Rural living includes sights, sounds, and smells that do not always fit in everyone's perfect dream of rural living. That is why there are zoning rules and laws. Many people use the zoning rules and laws to keep industry away from their homes, but now want to have the land rezone to live in the middle of an industrial area, an agricultural industrial area. Mrs. Schroeder has complained about the small poultry flocks that some of the neighbors have, even though it was fine to have a large poultry flock when it benefitted them. We do not think that people being removed from the farm will have any wish to coexist when they have to compromise. When a former poultry producer's wife complains about a few chickens and guineas that the neighbors have already, what will a non farm individual complain about?

Having the land rezoned could affect the local feedyard which was established nearly 50 years ago. A new rural residential acreage, across from our family's feedyard, could bring in unwanted pets which may stray across the road and disrupt the livestock, thus reducing weight gain and feed efficiency. Also looking on the agricultural side is the cropping practices used on the bordering land. Some of the producers use no or minimum tillage practices to raise their crops. These practices do help with soil erosion and water retention, but the producers also need to spray herbicides and pesticides to control weeds and insects. Will an individual, who purchases this land for rural residential uses, be comfortable with the producers practices for the land? I doubt it. They will probably be very uncomfortable with these practices of spraying the herbicides and pesticides and cause friction between the neighbors.

Secondly, if the land is rezoned it will divide the creek area between different residential lots. This could cause a significant water problem in the area. Being a co-owner of land to the south, we are worried about the effect that polluted water could have on our creek area and land. This polluted water also will greatly impact the native wildlife in the area, which has increased in numbers over the years. It is fantastic to be able to see beaver, water fowl, turkeys, and deer in the area, again.

Finally, we need to look at the heritage of the land. This land is part of the agriculture heritage which helped Marion County and Kansas become one of the great wheat producing counties and state. Mr. and Mrs. Schroeder's ancestors were part of this heritage as were ours. The individuals who helped establish the town of Goessel were known for bringing in the Turkey Red Wheat, which helped create this area as part of the Bread Basket of the World.

By rezoning this land to rural residential will create an unfavorable economic impact, water pollution problems and the lose of a great heritage of the land.

Thank you for taking into consideration our concerns on this issue.

Sincerely,

Chad & Marjean Deines
Chad and Marjean Deines

Meridian Township Board
c/o Gary Huxman, Clerk
2541 Arrowhead Rd.
Moundridge, KS 67107

February 23, 2004

Office of the Planning Commission
PO Box 157
Marion, KS 66861

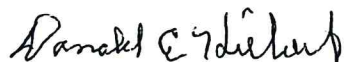
Dear Planning Commission:

We are responding to a letter concerning a rezoning of Agricultural land being changed to Rural Residential on the Lloyd Schroeder property.

We as a board of Meridian Township of McPherson County are opposed to that change for several reasons. First of all, there are potential road problems that could arise because of increased traffic. This could mean a lot more maintenance on 30th Avenue in comparison to the rest of the roads in our township. Second of all, we feel if it is rezoned, this property would not be compatible with other land use in this area. And thirdly, we feel the only ones to benefit from this zone change is the Schroeder's.

Please consider our request to keep this property zoned as **Agriculture only**.

Sincerely,



Don Hiebert
Treasurer



Gary Huxman
Clerk



Jim Reimer
Trustee

Donald E. and Jane Hiebert
251 30th Avenue
Newton, KS 67114

Dear Marion County Planning and Zoning Commission:

We would like to express our concerns over the proposed rezoning of the property owned by Lloyd Schroeder. We live directly across the road from this property. Our farm has been in the family over 100 years, with part of the property being in Marion County, providing part of the Marion County tax base. Our farm has been honored by Farm Bureau as a Century Farm.

Here are a few of our concerns.

- 1) Our operation is a grain farm and cattle feeding operation, with the dust, noise, and odors that come with these livelihoods. Most urban residents don't understand the necessity of this and thus find it difficult to coexist with farmers.
- 2) Often urban residents "moving out to the country" bring pets, believing that in the country the pets may run free. This is dangerous to our stock and family.
- 3) Allowing a provisional permit on the property would open the door for yet another, or an expanded, Christmas tree retail business, bringing the expanded traffic with it. Our roads are not designed for this heavy traffic. We have at times counted up to 25 cars per hour. What would happen with another or an expanded operation? If someone is stuck or has car trouble, it is the farmer who is expected to gladly come to the rescue.
- 4) More road hazards are created with more traffic as farmers try to move equipment on rural roads. Both an expanded Christmas tree operation and rural residential housing increases this traffic greatly.
- 5) Our family has always been interested and involved with Kansas wildlife, and both as participants and leaders, have taken part in Marion County 4-H programs relating to wildlife and its use. Rezoning would naturally have an impact on wildlife all up and down the creek. Even more valuable habitat would be lost. Houses block the view of wide-open spaces and wildlife. Too much of this is already lost in our country.
- 6) Creeks are easily polluted. More rural residents and retail business would only add to more pollution in the creek and along the roadsides that we try to keep clean.
- 7) Agriculture would not benefit from rezoning, and would in fact have cultivated farmland taken away. Higher property taxes would impact surrounding residents, putting a bigger burden on the farmers in the area. The economic benefit would be to the Schroeders, a new business owner, and the county tax roll.

More and more counties and states across America are implementing laws to protect agricultural land from development. Let Marion County Planning and Zoning Commission be a leader and example in this effort, instead of pushing out agriculture, the states most important industry. In Marion County and especially our community, we are proud of our heritage as being the people who started the wheat industry. Let us uphold

that heritage by putting residential developments near towns, with utilities, fire protection, and other resources in place.

Please consider the larger picture, not just the opportunity for an increase tax base. Each farm has a valuable connection to natural resources, and it is very important that this be considered. Thank you for your time.

Sincerely,



Donald E. Hiebert



Jane Hiebert

Monday, February 23, 2004

To the Marion County Planning and Zoning Committee:

It has been brought to my attention that Lloyd Schroeder has requested that his property be rezoned to rural residential. Although I do not live nearby at this time, I do have concerns regarding this issue as it is directly across the road from the farm operated by my parents and brother. This farm has been in our family over 100 years, and my brother is the sixth generation to farm this land.

The property being discussed is also only ½ mile upstream from property that I do own, which was given to my brother, sister, and I by our grandfather. This creek is abundant with wildlife, which needs habitat to survive. More houses would mean more pollution, especially when sewer lagoons flood over and flow into the creek. As the property in question is in a flood plain, and floods regularly, this is definitely a concern. Any restructuring of the creek would lead to worse flooding downstream, which would not only destroy habitat, but erode our agricultural land in that location.

Rezoning to rural residential or adding another business to this property would also mean more traffic, creating hazards for farmers moving equipment, as well as endangering the families who walk, ride bikes, and play in the area. These people are my family, and I am very concerned about this.

Urban residents do not understand farmers working all hours, creating noise, dust, and smells from agricultural spraying. They would not understand the smell and noise created by the confined feeding operation owned by my family, along with a variety of other livestock. More residences would also mean dogs and other threats to the livestock.

My understanding is that the possibility of a provisional use permit would also allow yet another tree farm on the property in question. This definitely should never be allowed.

But most of all, as an American, a Kansan, and a good steward of the quickly disappearing rural farming lifestyle, I ask you to please not rezone more agricultural land to residential or commercial. This land is farmland, and should stay farmland.

Thank you for your time and consideration.

Sincerely,
Natalie K. Hiebert
Oxtown Feeders
Tribune, KS



Keven J. and Debra D. Hiebert
271 30th Avenue
Newton, KS 67114

Dear Marion County Planning and Zoning Commission:

We would like to address the proposed rezoning of the property currently owned by Lloyd Schroeder. Our understanding is that the land could possibly be rezoned for a new or expanded retail business, or as rural residential to allow greatly expanded housing. As the sixth generation on our farm, occupying both Marion and McPherson Counties, we have deep concerns over either of these options becoming reality.

Please consider the following concerns when making your decision regarding the rezoning of the Lloyd Schroeder property.

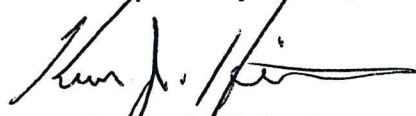
- 1) Character and condition of surrounding neighborhood: The natural features of the property include current agricultural property and a stream that floods regularly during rains. All surrounding property is agricultural and existing residences, all of which are 20 years old or older.
- 2) Current zoning of surrounding property: In addition to the agricultural land, the area being considered already has eight residences along the mile, with many others nearby. It is crowded enough, supplying more traffic than is comfortable for farmers moving equipment and stock, and for those families already living in the area that walk and bike. Rezoning would also bring hardship to the surrounding neighbors, both homeowners and agricultural operations, by jumping the property tax up quite a bit.
- 3) Compatible use with surrounding property: As stated, the surrounding property is agricultural. This included no-till grain farmers with heavy spraying schedules directly connected to the property being considered for rezoning. We live directly across the road from this property, and operated a confined feeding operation that has been in place long before a retail business on the Schroeder property. We have all of the KDHE permits in place for considerably enlarging the operation, and equipment has been purchased to begin this process. This is not compatible with an expanded or new retail business, or for increase housing near our operation. There are also threats to equipment and livestock with increased traffic on the road. We also raise assorted fowl, which are sometimes quite noisy. The noise from farming and livestock, dust, and odor are not compatible with a nearby retail business or housing.
- 4) Adequate facilities: We have two primary concerns with utilities. First, the property in question floods on the eastern half of it. Consequently, sewer lagoons placed there would flood over into the stream on a regular basis. If built out of this area, the sewer lagoon would be extremely close to our residence, and that of our in-laws. Second, we question whether the rural water system is available for such an increase in residences. The line

running along this mile is only a small feeder line, and would not support more homes.


- 5) Public welfare and hardship: as addressed previously, either an expanded or new retail business or increased residences jeopardize the welfare of the surrounding landowners. The topography of the property brings risks of flooding and property damage to those downstream if changes are made to control flooding when rezoned. We own agricultural land downstream, which would be subject to increased flooding if any changes were made upstream. There are also Marion and McPherson County roads and bridges that would be threatened with increased flooding. The roads around our property would be degraded by further traffic. The property in question is saleable as it is as agricultural land. If the landowner desires to keep a retail business in that location, the current facility is adequate. Rezoning for a new or expanded business or residential is not necessary to sell the property, and denying the rezoning would not bring hardship upon the current landowner.
- 6) Quality of life: As stated previously, our family has been established in this neighborhood for over a century. We work hard to be good stewards of the land, utilizing modern farming and livestock practices to lessen negative impact. We use our time and energy to develop wildlife habitat, and are involved as children and adults in Marion County 4-H and other wildlife programs. We also enjoy the benefits of a rural lifestyle – quiet days and nights, no light pollution from houses surrounded by all-night lights to shine in our windows, an abundance of wildlife surrounding us, the opportunity to walk or ride bikes on the road, the safety of our livestock and pets, and privacy. All of these benefits would disappear or decrease with an expanded or new retail business or increase housing right across the road from us. There are already currently eight residences along this mile – more would be unthinkable. Just as water rights are allotted on a first-come, first-served basis, these less tangible commodities should also be considered.

We hope that you will consider all of these issues when reaching your decision. We realize that economically, Marion County may benefit in the short-term by rezoning, but the long-term threat to a heritage of agriculture and the disappearing quality of a rural life should also be considered. We feel that rezoning for a new or expanded retail business or for more houses would be greatly harmful to this neighborhood. Thank you for your time and consideration.

Respectfully Yours,



Keven J. Hiebert



Debra D. Hiebert

February 25, 2004

Marion County Planning Commission
P. O. Box
Marion, KS 66861

Regarding the request to rezone Pt of NW ¼ of Sec. 19-T21S-R1E, from agricultural to Rural Residential.

My residence is Pt of SW ¼ of Sec. 18-21-1, which is north side of above requested platte to be rezoned to residential.

I am opposed to the request to rezone from agricultural to rural residential.

We already have (4) four families living in this ½ mile area.

Having additional residents living in this already crowded area will put additional strain on existing transportation routes.


The land mentioned will be better utilized as agricultural use as it has for past generations.

There are neighbors who will be more than happy to purchase this ground and keep it in good agricultural production.

Wildlife conservation will also be greatly jeopardized with further human intervention.

Thanks

Lester J. Denksen

A handwritten signature in black ink, appearing to read "Lester J. Denksen", written over the typed name.

RECEIVED

MARION COUNTY KANSAS
OFFICE OF THE PLANNING COMMISSION

MAR 16 2004

P. O. Box 157
Marion, Kansas 66861

Marion County
Health Department

Dear Sir or Madam:

We got another letter from your office on the subject of rezoning requested by Lloyd Schroeder. We own some agricultural land near the area that is the subject of rezoning from Agricultural to Rural Residential and we have strong feelings about this change. American Farmland Trust has informed me that every day America loses more than 3000 acres of Productive farmland to sprawling development that is over two acres every single minute—gone forever. And you know it does not have to be this way, if the Office of Planning Commission keeps from changing the framing to rural residential the land can remain in agricultural use. Your support will help save the land that feeds America.. If changed to residential use this will affect all the surrounding cropland areas, including the roads, the Water use and also save the environmental areas including wildlife that makes use of rural land.

We are strongly urging your commission to save this land for agricultural use.. Once the zoning is changed to rural residential, the land could easily become used as a low-income area for use as mobile home park That lowers the value of the adjoining lands. In summary we are very much against changing the zoning to rural residential and believe the value of the land will change to something that the surrounding landowners would not be in favor of this change.

Sincerely,


Gladwin O. Unrau P.E.


Elaine A. Unrau

3-12-04

We still oppose the zoning change to the
Lloyd Schroeder property as per our letter
for the previous hearing.

Clarence P. Klassen
Martha L. Klassen