



Pottawatomie County Planning Commission

Robert Busby – Chair
 Doug Kern – Member
 Lynn Schwandt – Member

Norm Stutzman – Vice-Chair
 Armon Bosse Jr. – Member
 Steve Minton – Member
 Travis Ross - Member

Marcie Wood - Secretary
 Andrew Klein - Member
 Nathan Henry - Member

Meeting Minutes for July 20, 2023

Participation in the meeting by Planning Commission members and the public, was available via Zoom meeting as well.

In Attendance:	Andrew Klein (In Person) Armon Bosse Jr. (In Person) Robert Busby (In Person) Marcie Wood (In Person) Steve Minton (In Person) Nathan Henry (In Person) Norm Stutzman (In Person) Doug Kern (In Person)	Location:	Sunflower Room Public Works Bldg. 612 E. Campbell St. Westmoreland, KS
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Absent: Travis Ross
 Lynn Schwandt

County Staff: Gregg Webster – Zoning Administrator
 Stephan Metzger – County Planner
 Nathan Bergman – County Engineer
 Pat Weixelman - County Commissioner
 John Watt – County Counselor

Others In Attendance:
 In person – From Sign-In Sheet
 Barb Kolde
 Lawrence Ubel
 Matt Ubel
 Rodney Biesenthal
 Michelle Campbell

Zoom – Nobody

Call to order

Robert Busby – Chair, called the meeting to order at 7:00.

Norm Stutzman called the roll, with members present as shown.

Public Comment – Non-Agenda Items

There were no comments presented.

Approval of June 15, 2023 Meeting Minutes

Kern made a motion to approve the meeting minutes as written.

Klein seconded the motion and it was approved by a unanimous vote.

Consent Agenda - Nothing

Regular Agenda

The Chair reviewed the agenda.

Kern made a motion to approve the regular agenda.

Henry seconded the motion and it was approved by a unanimous vote.

Old Business

The Chair explained that the CUP request by Mid-State Materials should be acted upon within 90 days of the initial hearing, suggesting it be brought from the table.

Kern made a motion to bring the Mid-State Materials CUP from the table.

Klein seconded the motion.

Vote was 5 in favor and 2 not voting..

Chair noted the CUP is now on the floor.

Stutzman felt recommendation should be voted on tonight.

Chair asked what the original motion was.

It was noted that there was no motion made on the request, other than to table it until the pending court case has been addressed.

The Chair presented options for action on the request.

He noted that public comment has been closed.

Kern made a motion to postpone action on the request until the August meeting.

Henry seconded the motion.

Bosse asked for clarification on the motion.

There was discussion on procedure and when the 90 day timeline started.

Stutzman suggested action be taken on the request at his meeting.

He asked what changes by waiting until August.

Kern stated the public and the applicant can be in attendance.

Klein stated he would have to vote no, as he saw no reason in putting the vote off until August.

Vote on the motion was 3 in favor and 3 not in favor, with the Chair not voting.

Since the vote was a tie, the Chair submitted the tie-breaking vote, and voted in favor of the motion to postpone action until the August meeting.

Old Business Continued

Minton gave an update on the nitrate issue with the City of St. George's water.

He noted a new warning became effective on July 7.

New Business

Public Hearing – Amendments to the Unified Development Regulations (UDR)

Metzger explained the review and hearing process and how he organized the proposed changes.

He reviewed the proposed changes.

****Marcie Wood arrived at the meeting****

The Chair asked for public comments.

Kern asked if the Planning Commission can address the paving of a road at the time a zoning change is being requested.

He stated he does not like the requirement for a developer to pave the existing County road. He feels the County should improve / pave a road when needed.

Matt Ubel said he understood the developer has to pay for the paving of the road(s). He had concerns with the future maintenance cost and the effect of that cost on property taxes.

Bergman discussed road maintenance and the cost.

As there was no further comments, the Chair closed the public comment portion of the hearing.

The Chair reviewed the action options.

Kern made a motion to approve the proposed changes except for the changes to Section 4.7.3 and 4.7.4.

Klein seconded the motion.

The Chair asked for discussion.

Metzger noted there are no changes to include quarry or solar farm regulations.

Klein stated he was not in favor in the proposed changes to Sections 4.7.3 and 4.7.4, pertaining to re-plats and the paving of the road.

Minton felt the County should stop allowing rural subdivisions because of issues in prior subdivisions.

He felt there was a lack of County inspections in some subdivisions.

Bergman explained the process for contracting inspections or having it done by County inspectors.

Minton felt that rural subdivisions should be a private community and have a homeowner's association be responsible for road and detention pond maintenance.

There was discussion of private streets within rural subdivisions.

Minton made a motion to amend the original motion, adding a provision where rural subdivision can only be done with private streets and a requirement for the establishment of a homeowner's association.

Kern suggested adopting the current proposed changes and then propose an amendment to address rural subdivisions.

The Chair stated it would be an amendment to Article 4, requiring rural subdivision to have private streets and they assume the ownership and maintenance of the streets and storm water structures.

Wood seconded Minton motion to amend the original motion.

Stutzman felt there should be more discussion on the topic, as a separate amendment.

The Chair called for the vote.

Vote on Minton's motion to amend the original motion was 2 in favor and 5 against.

Motion was defeated.

Vote on Kern's original motion to approve the proposed changes was 5 in favor and 2 against.

Motion approved.

Discussion – Comprehensive Plan Update

Metzger explained the reason for the presentation by Bergman about infrastructure planning.

He stated he had talked with the sheriff, fire supervisor and the EMS director about current and future staffing, and any issues within the growth area of Blue Township.

Bergman gave a presentation and discussed:

- Water and Sewer Service in Blue Township
- Contracted with the City of Manhattan for sewer & water capacity
- Sewer Master Plan for Blue Township Sewer District
- Water infrastructure – city, rural water and Timber Creek Water District
- Roads and traffic – road capacity – triggers for improvements
- Thoroughfare Plan
- Open ditches versus cur and gutter – storm sewer
- Excel Road extension to Junietta Road

The Chair felt the County should move ahead with improvements to Harvest Road, Mt. Zion Road, and the construction of the Excel Road extension to Junietta Road.

Kern felt the sales tax and property taxes generated by that area could pay for those improvements.

Metzger asked the Planning Commission what they wanted to do about the recommendation for a moratorium on new development, which was sent back to them by the County Commission.

The Chair suggested a strong plea from the Board, for the County Commission to consider moving ahead with those road improvement.

Bergman explained the components of a traffic study.

There was discussion about:

- Junietta Road – future 3rd lane
- Storm sewers
- Proposed Evergy electrical substation
- Water Service

Metzger again asked for any action on the development moratorium recommendation.

Kern felt no action was needed, he felt the County Commission is aware of the concerns.

New Business – Nothing

Staff Updates – Nothing

Meeting was adjourned.