



# 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 August 17, 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)                                Location: Sunflower Room  
                                 Robert Busby (In Person)                                Public Works Bldg.  
                                 Marcie Wood (In Person)                                    612 E. Campbell St.  
                                 Norm Stutzman (In Person)                                   Westmoreland, KS  
                                 Steve Minton (In Person)  
                                 Nathan Henry (In Person)  
                                 Travis Ross (In Person)  
                                 Doug Kern (In Person)  
                                 Lynn Schwandt (In Person)

Absent:                     Armon Bosse Jr.

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

Dennis Schwant	Loring Kufahl
James Pierson	Gene & Wendy Pierson
Chris & Della Sass	Carrie Ross
V Matzke	Kaylene Plummer
Dustin & Natalie Krohn	Ginger Biesenthal
Michelle Campbell	Mr. & Mrs. Lawrence Ubel
Rodney Biesenthal	

Zoom –                    Adam Clark  
                                 P and L Dairy  
                                 Megan Rush  
                                 17859270282

### **Call to order**

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

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

The Chair confirmed there was a quorum present.

### **Public Comment – Non-Agenda Items**

Ginger Biesenthal stated she had a brief video about CUP's in general.

Video was viewed by all.

There were no other comments.

### **Approval of July 20, 2023 Meeting Minutes**

On page 2 of the minutes, Klein stated it should say "Klein stated he would have to vote no, preferring to stick with the original motion to table action, until the previous CUP has concluded in litigation."

On page 3 of the minutes, Minton stated his comment was "Minton felt rural subdivisions should be private communities with homeowner's associations."

Kern made a motion to approve the minutes with the noted changes by Klein and Minton.

The motion was seconded by Henry and approved unanimously.

### **Consent Agenda** - Nothing

### **Regular Agenda**

Schwandt made a motion to approve the agenda as presented.

The motion was seconded by Klein and approved unanimously.

### **Public Hearing – CUP Request Mid-States Materials – Continued**

The Chair provided an update on the request and where it was at in the CUP process.

Minton felt there needed to be discussion by the Board with the opportunity to ask questions of the applicant.

Klein made a motion to postpone action on the request until the previous Mid-State CUP litigation is settled.

Minton seconded the motion.

Stutzman felt there should be motion for action on the request before it could be postponed.

Kern stated the Planning Commission is only a recommending body. He felt a recommendation should be made and send it to the County Commission for a final decision.

The Chair agreed. He stated the Planning Commission's function is to hear testimony on the request and then send a recommendation to the County Commission.

**\*\*7:30 P.M. - Marcie Wood joined the meeting in person.\*\***

Klein felt the character of the neighborhood is in limbo because of the ongoing court case.

Kern stated the Planning Commission's role is to make a recommendation, not the final decision.

The Chair asked for further discussion.

Minton had questions about the stated hours in the conditions for blasting.

The Chair explained that a motion to approve can include conditions, which can be discussed and amended.

Klein explained the reasons for his motion to postpone action.

The Chair called for the vote.

Vote was 6 in favor of the motion and 2 against. Kern and Stutzman casting the no votes.

### **Comprehensive Plan Review Update**

Metzger explained the proposed review process and asked the Planning Commission to consider questions that has come up in the past.

The Chair asked about the East Manhattan Gateway Plan.

Metzger provided a brief over-view and stated it is the very early stages.

Metzger discussed Comprehensive Land Use Plan and the Green Valley Area Plan.

There was discussion on including natural resources as a component of the Comprehensive Plan.

### **New Business**

Klein discussed the current proposal by Evergy to build new high voltage transmission lines.

There was discussion on zoning regulations and public utilities.

Stutzman suggested working on how Planning Commission members will be selected when the number of County Commissioners goes from 3 to 5.

There was discussion on sales tax revenues.

As there was no further business, the meeting was adjourned.