

Planning Commission
February 13, 2018
Linn County Annex

Members Present: Ed Andersen, Dave Berglund, Jo Ernst, Fred Kautt, Andy Mayhugh, Charlene Sims, & Tate West

Staff Present: Jackie Messer & Sheri Loveland

Fred Kautt called the meeting to order at 7:00 pm.

Dave Berglund led the Pledge of Allegiance.

Ed Andersen motioned to approve the minutes of the previous meeting, Tate West seconded. All in favor, 7-0 vote.

CUP 18-002, M&M Adventures LLC

Request to construct RV & Boat Storage Building.

Mike Page stated that M&M would like to start the RV & Boat Storage Building this spring with a possible addition of a mini storage by the end of the year as needed. The property is located at 2200 Valley Rd at the NE corner. There is just under 10 acres there, located just east of the cabins and restaurant on K-152 at the Hwy 69 K-152 exit at La Cygne.

Mike Page stated that the building trusses will take a 40 lb. dead weight, a 15 lb. live load which is the standard load for a pole barn. The columns will all have a concrete base, and each will include anchor bolts.

Tate West was concerned that the weight of the heavy type RV's entering and exiting the property could cause excessive wear to the pavement and along the edges of the pavement where it meets the gravel proposed entrance to the property.

Charlene Sims asked if the property would be accessible 24 hours a day. Mike Page stated that for now yes it would, later a gated secure entrance would most likely be added. Mike also stated that M&M has already applied to KCP&L for the electricity. The electricity will be at the residential level.

Tate West suggested that 2 conditions be put on the property:

- 1) That is the edges of the pavement along the road and into and out of the entrance deteriorate M&M be responsible to repair the damage and remedy the problem.
- 2) That signage for the business be attached to the side of the building facing to the westerly direction.

Charlene Sims stated the following findings:

- 1) The proposed business conforms to the character of the neighborhood.

- 2) The zoning is appropriate.
- 3) The proposed business won't negatively affect nearby property in any adverse ways.
- 4) Health, safety, and welfare are in compliance.

Andy Mayhugh recommended the following conditions:

- 1) The entrance be created per requirements of Linn County Public Works Department.
- 2) A building permit for the cost of the proposed business be issued within the next 365 days.

Dave Berglund motioned to approve CUP permit 18-002 for M&M RV and Boat Storage be approved.

Ed Andersen seconded the motion.

All in favor, 7-0 vote.

CUP 18-001, Tanglewood Lake Owners Assoc. Inc.

Request to install a solid waste compactor site.

Jackie Messer stated that the compactor was put in before it had been approved so it needs to be approved or taken back out. The compactor was added because prior to this Tanglewood had been using open topped dumpsters and it was costing \$20,000 a year to have them dumped. It was then decided that for that amount of money Tanglewood could purchase and maintain their own compactor. Linn County has agreed to provide the compactor containers and dump the trash at no cost to Tanglewood.

It has been discovered that these compactors are required to have a transfer station permit, per the State of Kansas. This needs to be looked into.

Jackie Messer showed pictures to the Planning Commission of the way a cage was constructed around the compactor. There is a walkway up to the compactor and vehicles cannot access the compactor. Robert Lawrence from Tanglewood stated it was done this way in hopes of keeping contractors from dumping their trash into the compactor. Robert also stated that there are surveillance cameras that are marked with signs, stating their presence, at the compactor. Jackie Messer stated that tires should not be allowed to be put into the compactor, there are other options for tire pickup and removal.

Ed Andersen asked if the area is chip and seal or gravel and it was stated that the area is gravel.

There has been an agreement signed with Tanglewood Lake Owners Assoc. Inc. that Tanglewood will be responsible for all the maintenance. There should be a clause added that Tanglewood will also be responsible to maintain and upkeep the road.

Tate West stated that 1650 Rd and Mills Rd might need more upkeep with the travel of the compactors in and out of the Lake. Jackie Messer stated that he believes the one large compactor will be less wear and tear than the open topped compactors that were being transferred in and out prior to the compactor.

Charlene Sims wonders if the State of Kansas requires a recycling center with every transfer station.

Fred Kautt asked if the compactor will be open 24 hours daily. Robert Lawrence stated that it would be.

Charlene Sims discussed that the only addition besides the compactor and container was the 12 X 50 concrete pad, the cage, and the walkway. It was stated that the area has been used historically as a dump station for at least the last 17 years. The surrounding owners have been notified and are aware of the change to the new compactor system and were invited to this meeting. Tanglewood pays the insurance and a copy of the insurance is and will be kept on file with Linn County Zoning and Planning.

Charlene Sims stated the following findings:

- 1) Fits the character of the neighborhood.
- 2) The area surrounding is used in a similar way. There is a shop and maintenance nearby.
- 3) The site is suitable, has been used for a similar use for a long time.
- 4) This is a gain for the public health concerning safety and welfare.
- 5) Conforms to Compliance Plan.

Additional Conditions are:

- 1) Tanglewood maintain the road repairs.
- 2) Tanglewood provide and maintain insurance and have their insurance provider send a yearly copy to Linn County so the county does not have to ask for it yearly.
- 3) Area kept free of litter and blowing trash.
- 4) Must follow all KDHE and County Solid Waste requirements.
- 5) Absolutely **NO** CD material in compactor.
- 6) Rules and regulations must be posted.
- 7) No tires, chemical waste, hazardous, or commercial type waste.

Dave Berglund motioned to approve CUP permit 18-001 for Tanglewood Lake Owners Assoc., Inc. be approved as conditioned.

Andy Mayhugh seconded the motion.

All in favor, 7-0 vote.

New Business-

Compliance Plan review. It was agreed to postpone this discussion until the next meeting when we have a full staff on hand.

Dave Berglund suggested that the board needs to try to find a way to get young people involved in some of Linn County boards. Perhaps go to the schools and involve the kids in an apprenticeship program where they attend meetings and get involved. Jackie Messer stated that the County Clerks office is holding a Government Day on March 15th and perhaps there should be a Planning and Zoning stop

added. The children from the schools will be attending this function. Perhaps this would spark some interest in the youth.

Tate West thinks that pertaining Code Enforcement we need to look at the minimum residential code standards and try to enforce them within Linn County. He suggested that we increase the code requirements towards safety. Such as requiring egress in basement windows for fire safety.

Mike Page stated that we have the codes but need to find a way to enforce them.

Tate thinks that we need to address minimum code standards now or it will cause more problems if we wait until later and things keep getting built that are not up to code.

Tate also stated that La Cygne wants to prohibit the shipping container types of homes. The board members agree these homes can take away from the value of other stick-built properties when allowed in the neighborhoods.

Mike Page stated that the County also needs to address the Tiny Homes.

Robert Lawrence talked about the need to clean up the abandoned vehicles in Linn County.

Tate West stated that we need to encourage more residential building in Linn County. The only building going on seems to be at the Lake communities. La Cygne only had 2 new homes built last year and one was a modular. He thinks by enforcing the codes it will help make the community more presentable and encourage the building of nicer communities.

Dave Berglund motioned to adjourn at 9:00 p.m.

Tate West seconded the motion.

All in favor, 7-0 vote.

