

## Planning Commission Meeting

July 10, 2018

Meeting called to order: 7:00 p.m.

Board Members Present: George Teagarden, David Berglund, Charlene Sims, Ed Andersen, Richard Morrell, and Fred Kautt

Absent: Melanie Staton, Jo Ernst, Tate West

Also present: Andy Mayhugh & Sheri Loveland

Pledge of Allegiance led by Fred Kautt

Minutes were discussed. After discussion, motion by Richard Morrell to approve the minutes of the June 12<sup>th</sup> meeting as amended. Seconded by George Teagarden. Motion passed 6-0.

### **Case #Z18-01**

Ralph and Barbara Hines

Application to rezone 6.45 acres from Agricultural to Ag/Residential.

Dave can understand the Hines position on this needed change. If approved, it would retain a larger amount of the parcel as Agricultural. If it doesn't interfere with the laterals, he didn't see any problem with these changes.

Staff agreed stating that we need to look at lot size requirements versus dwelling densities.

Charlene read the findings in the staff report and the Planning Commission discussed them and approved them. The findings are as follows:

- 1) No additional dwellings are proposed so no burden will be placed on existing infrastructure,
- 2) The creation of a 6.45-acre lot is not unique as there are several smaller lots East of the affected area,
- 3) The creation of 1 additional lot will not adversely affect nearby properties,
- 4) Approving the smaller lot retains more land in the larger tract. This fits the language in the adopted Comprehensive Plan. (page 149 Ag Uses, also pages 125 and 126).
- 5) The property is suitable for the proposed use.
- 6) Staff recommends approval of the application.

Motion made by George Teagarden to approve the application.

Fred Kautt seconded.

All in favor 6-0

## Old Business:

### **Discussion - Proposed Amendments to Zoning Regulation**

Staff recommends a 2 part action on amendments to the regulation. The first part would address wind powered generating units, cell towers and associated definitions. Once that is in place, address the document as a whole, including conformance with the Comprehensive Plan.

Andy passed out guidelines from Franklin County addressing Radio, Television, Telecommunications, and Microwave Towers. Andy likes sections of their requirements for cell towers. It seems to address some things we have seen in the past such as requiring co-location. The Planning Commission and Staff discussed several sections of Franklin County's requirements for towers.

Andy handed out Guidelines set out by the Kansas Energy Council on Wind Energy. He stated this is designed to help us recognize items of concern. The guidelines state we should consider: 1) Land Use 2) Noise Management 3) Natural and Biological Resources 4) Visual Impact 5) Soil Erosion and Water Quality 6) Safety 7) Cultural Archeological and Paleontological 8) Socioeconomic, 9) Public Service and Infrastructure , and 10) Public Interaction. Andy suggested we look these over and decide if we want all of these included in our proposed amendments or only particular ones.

Dave Berglund stated that some question if this is a good idea. Stated that it is either the turning to a greener type energy source or staying with the present coal type producing plant.

Andy Mayhugh stated that on EON's last completed field over 300 jobs were created and nearly 50 million dollars was paid in local taxes, owner payments, etc. The Planning Commission and the people of Linn County need to think about the impact this could have including revenue and taxes. At least, it should be considered.

Dave Berglund stated there will be issues to address on getting the power to other places. He talked about the science involved in getting the power to the correct areas according to supply and demand. Dave questioned that if you start producing energy from Windmills in Blue Mound where is it going to be sent from there? Dave believes we need an overall plan if we go forward into wind towers after the testing is done. Andy introduced a 2008 map of Wind Generation in the state of Kansas.

Andy stated that he has example agreements for road maintenance and construction and turbine decommissioning.

Andy passed out a KDWPT handout which is their Position Statement on Wind Energy and Wildlife Issues in Kansas, November 2017.

There was discussion on the future of energy. California now requires that if you build a new house that a part of the roof must be solar. Dave Berglund stated that Kansas does not have enough daylight hours to make solar as viable as wind. Maybe as technology improves, solar energy may become feasible.

Fred Kautt would like to know what economic changes have come from the wind generators that have been installed in the other counties.

**Other discussion:**

Dave discussed that it appears that we are going to go forward on the development of a new jail.

Dave also discussed the feasibility study that will be done at Sugar Valley Lake to see how many people are interested in having rural water run to their residences. The study will cost \$250 per lot for the study. Mailings will be sent out soon to see what the interest level is.

**Plat of Baird Family Farm:**

Changes to Plat approved, Dave motioned for the Chairman to sign the plat, Richard seconded the motion. Motion passed 6-0. Chairperson Charlene Sims and Secretary Sheri Loveland signed the revised plat.

After further discussion, motion was made to adjourn by George Teagarden. Seconded Richard Morrell

Motion passed 6-0.