

**Linn County, Kansas
Planning Commission Meeting
December 10, 2019**

Meeting called to order: 7:01 p.m.

Board Members Present: Ed Andersen, David Berglund, Fred Kautt, Charlene Sims, Melanie Staton, George Teagarden, Tate West, Teresa Whitaker & Courtney Calkins - Secretary.

Board Members Absent: Richard Morrell.

Also Present: Andy Mayhugh, Planning & Zoning Director.

Pledge of Allegiance led by Fred Kautt.

Minutes of October 8, 2019 were discussed. **Motion by Ed Andersen to approve the minutes. Seconded by Teresa Whitaker. Motion passed unanimously.**

NEW BUSINESS

- 1) Case #CUP1905 - (Wes' Recycling)-An application for a CUP to operate a metal recycling business, used vehicle and equipment sales and Ag. Product sales.**

Patsy Smith, Wes and Jessica Ungeheuer Present: Patty Smith spoke as the representative Wes's Recycling. Patty worked in the Custom Alloy facility for 13 years. She is very happy that Wes's has purchased the building. Patty has been to the property recently seen the fence bordering the lagoon, which used to be hidden.

The discussion was as follows:

1. Commission members reviewed the location, which is near the landfill and on a paved road.
2. The previous business was smelting aluminum there. Wes' will not be smelting at the facility.
3. The bag house still belongs to Custom Alloy and they have 6 months to do something with it.
4. Charlene Sims asked about the stored items at their location on the corner of CR 1077 and Wall Street (W 1000 Rd.). Wes confirmed that the Connex boxes will be moved to the new facility. Wes would like to have that location on CR 1077 zoned as a parking lot in the future. It was previously zoned as AG. The hopper trailers will stay there.
5. Andy Mayhugh verified that one of the surrounding property owners for the CUP is Linn County.
6. The committee reviewed the drawing which shows the locations of the 6 ft fence enclosure. To the East there are trees 10-15 feet high. Fencing is for screening and the trees provide natural screening. The privacy fence will be installed on South and East sides. Commercial sales will be located at the entrance.
7. Patty Smith announced that Wes's is joining Dillard's Fencing and closing the Blue Mound location. The fencing business will be relocated to the new location as well.
8. Larry Bogan, Lowe Family Trust, Jack and Cheryl Simons are the other neighboring properties. They were notified in writing and did not respond.

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9. The North end of the building is being repaired as it was an unsafe area. Wes' also inherited trailers and other things with the property. They have already cleared the area for the fencing to be put up.
10. Wes' Recycling has projected hiring 8-15 more employees at that location. They have 25 employed right now.
11. Patty Smith advised the committee that Wes' will comply with all state regulations; they currently have cameras and are completely computerized. Wes' has no theft issues currently due to the cameras. The company provides pictures and printouts of scrapping records for authorities upon request. Wes' has a state license. The State is building a website so they can upload their data online. This will allow the Sheriff to access all transactions online.
12. Fred Kautt inquired about new signage. Wes' is working on getting a sign approved or may rent a billboard. They currently have a "Coming Soon" temporary sign on the property. The goal is to get Bourbon County and Missouri residents to bring scrap since they are right off 69 Hwy. They have recently hit 10,000 customers.

Charlene Sims moved to recommend to the Commission approve #CUP1905. Motion 2nd by Tate West. Motion Passed Unanimously.

This includes Staff Findings:

1. Proposal conforms to the adopted Comprehensive Plan.
2. Proposed use conforms to the character of the neighborhood,
3. Use will not negatively affect nearby properties.
4. The property is suitable for the proposed use.
5. Staff recommends approval.

Proposed Conditions:

- Property to be developed as shown on submitted plans and drawings. (See Enclosures 1-3)

The case will be heard by the County Commissioners on Dec. 30th, 2019.

Other Business

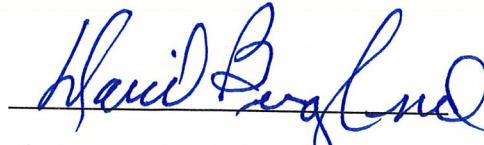
- Election of Officers: Table Until January 2020.
- Verify members contact information.
- Annual Commission Mileage Reimbursement Vouchers, review and sign.
- Teresa Whitaker questioned the meeting time of 7:00 pm. Committee members advised that many people in the county work out of the county or in the city. The 7:00 pm meeting time makes it easier for citizens to attend.

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OLD BUSINESS

Regarding the Comprehensive Plan: Mr. Knopik was going to communicate with the Counselor to discuss schedule and billing.

A motion was made by George Teagarden to adjourn and 2nd by Ed Andersen which passed unanimously.



Chairman – David Berglund

Attest:



Secretary – Courtney Calkins

Enclosure (3)

clc

WES' RECYCLING, INC.
APPLICATION FOR CONDITIONAL USE PERMIT
4008 VERNON ROAD, PRESCOTT KS 66767

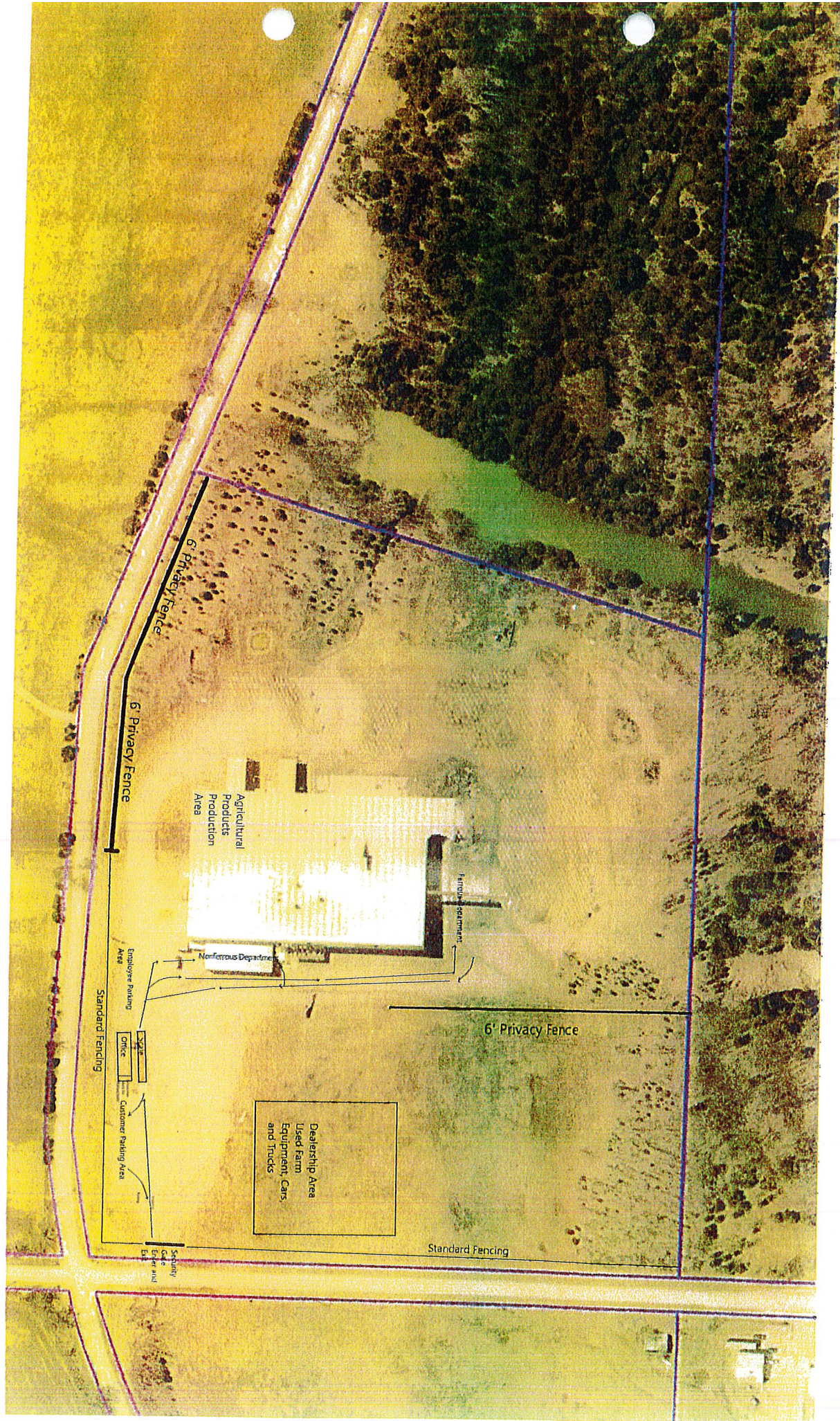
Wes' Recycling, Inc. is requesting a Conditional Use Permit for 4008 Vernon Road, Prescott KS to have a second location in Linn County for our scrap recycling, used vehicle and equipment sales and agricultural products production.

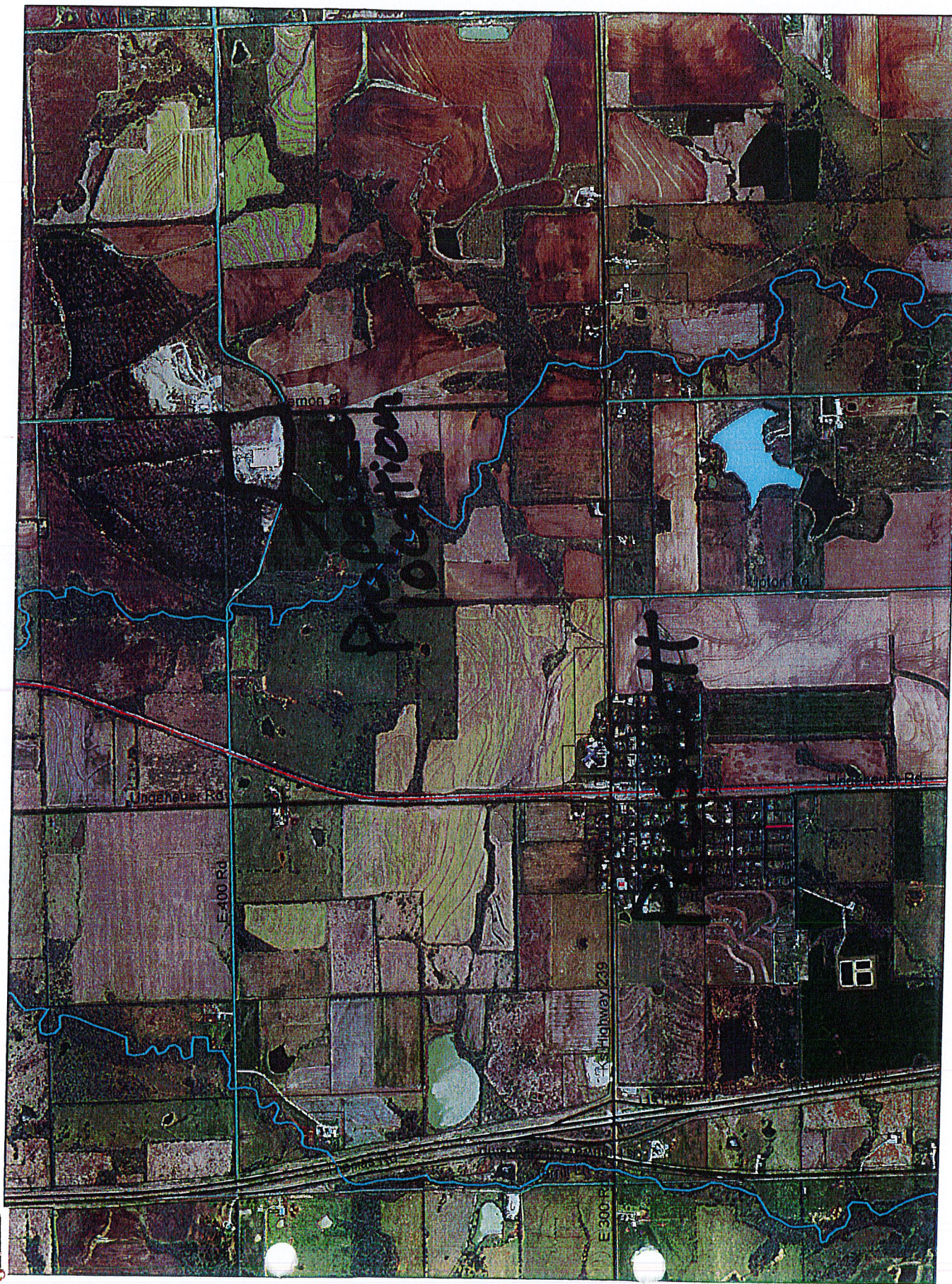
Scrap recycling will include the areas marked on the plan for ferrous (steel/tin) and non-ferrous (aluminum, copper, brass, etc.) scrap material. We will install an operating scale and put a modular office beside the scale which will have a customer area and customer parking as well as employee parking. We will remove the existing trailer house office that is currently on the property.

Dealership area marked on the plan is for sales of used vehicles, farm and construction equipment. As well as other agricultural products.

Agricultural products production area will be for the manufacture of fencing, gates, corrals, etc.

There will be 6' privacy fencing as marked on the map and standard rail /pipe fencing as well. We will have a security gate across the entrance/exit to the property.





Provided by the Linn County GIS Mapping Dept. For Taxing Purposes Only.
This map is not intended for conveyance, nor is it a legal survey

Date Printed: 12/4/2019 0.8 Miles