

Osage County Planning and Zoning Meeting

Osage County Courthouse

717 Topeka Ave.

Lyndon, KS

February 25, 2025

7:00 PM

Opening – Rodney Bergquist called the meeting to order at 7:00 pm

Board Members Present:

Rodney Bergquist

Jan Davis

David Thompson

Sara Hogelin

Jason Gilliland

Staff Present:

Tricia Webb

Russ Ewy

Keena Privat

Colleen Mendoza

Approval of Agenda – David Thompson motioned to approve the agenda. Jason Gilliland seconded. Motion approved unanimously.

Approval of the Minutes – David Thompson motioned to approve the minutes; Jan Davis seconded. Motion passed unanimously.

Public Comment – Robert Tate spoke about the construction issues from Dollar General on Ratner Rd. Tricia Webb will contact Ryan Fine about having the Dead-End signs replace.

New Business – CUP 25-Z-01

- Heather Kuder- They have a barn they have fixed up where they've had parties and barn dances. People have reached out to rent it. They would like to make it available to the public.
- David Thompson – The only problem I see is the 300-gallon septic tank.
- Heather Kuder – When Jan came out to look, she brought up handicap accessible porta potty. I think we will have to put something on the application to determine what number they think are going to attend. We may have to rent one on a case-by-case basis.
- Sara Hogelin – Has there been any issues with some of the bigger events you've had and the system?
- Heather Kuder – We've never had an issue.
- Monte Kuder – We've never had an issue. We've had multiple graduation parties and there's 150 people coming in and out through the course of the evening.
- David Thompson – People aren't parking on the road, are they?
- Monte Kuder – They park in the grassy area we have, they don't on the road. It's on our pasture area.
- David Thompson – When it's the rainy season, you're going to have a problem with parking.
- Monte Kuder – This is a fair season event. It's not heated, cooled.
- Keena Privat – Discussed how many people could use the restroom for the size of the septic.
- Heather Kuder – After talking with Jan, we will just have to put it on the application. That will let us know if we will have to rent a port a potty.
- Sara Hogelin – It is a needed venue to serve the smaller activities.
- Jason Gilliland motioned to approve the CUP. David Thompson seconded. Motion passed unanimously.

Old Business – Comprehensive Plan

- Jan Davis – Would like to go through 1 chapter at a time, for an hour after every meeting. She has a lot of yellow marks in her copy. There are changes to make and she wants it to be the Zoning Board that does it. States she thinks it's the law that Planning and Zoning do it, not Economic Development.
- Jason Gilliland – It pretty much pertains mostly to the Economic Development part. There's not really any step-by-step stuff to help us.
- David Thompson – No, it's not going to help us in any way.
- Jason Gilliland – It's not going to help us in approving CUP's or knowing what direction we're supposed to take. We thought we'd have more guidance.
- Russ Ewy – We can certainly get into more detail in the objectives that we covered last spring. What we have here is the basic outline of a comprehensive plan. Starting last month when you got the book, you start reading it. Take out what needs to come out or for discussion. I know there was some confusion on what should go into a comprehensive plan. It's a central hub of information. It talks about Emergency Management services, the Sheriff's Department. He discussed how the comprehensive plan is one of the four pillars we rely on for our land use decisions.
- David Thompson – Our zoning regulations, we need to go every year and review it.
- Russ Ewy – Definitely. One of the major pillars of change we had was renewable energy. Discussion was had over changes made in 2022 and the ban of renewables as well as gen-tie lines.
- Colleen Mendoza – The other important component of this is we're putting in an annualized process that's going to be linked to our budget, our resources and a potential Capital Improvement Fund. We can strategically go after those things. That's just a big picture level of why this is important.
- Russ Ewy – Discussed the public hearing, how the board will review. Suggests that it be a unanimous decision when it comes time to approve the plan, not to vote on it this month or even April. The March 11 meeting with the department heads, any issues from these meetings will be brought to Planning and Zoning for discussion. The discussion dropped off after last spring and now we have a document. A comprehensive plan is certainly not intended to be an economic development study.
- David Thompson – This is supposed to be brushed with broad strokes. This is more into it.
- Russ Ewy – A comp plan is supposed to be very general. We have an Economic Development department. This makes asking for an economic development strategic plan easy to ask for.
- Sara Hogelin – Are the goals and objectives going to be policy?
- Russ Ewy – Yes, the county can have them as a stand-alone policy. It would be mentioned in the comp plan and carried out in a separate action. I would call it a general guideline.
- Russ Ewy – You don't want a comp plan with a lot of surprises. Land use was very generalized. We tightened areas that needed it.
- Colleen – She wants to ask. If we jump to goals and objectives, will we need to go through each chapter. Do you want us to go through it and bring it to the board?
- Jan Davis – I want it done with the board.
- Russ Ewy – P&Z will have the final say before it goes to the board. P&Z will see every change that is made...
- Colleen Mendoza – One of the questions she has is... Tricia has taken the initiative to, as I understand it, to get a lot of community input through our social media. Do you want that information before or should we go through this first as a group, then consider the public information? How do you suggest we handle that?
- Jan Davis – Would like to see the results.

- Tricia Webb – Went over the survey that she made up to help look at citizens opinions on issues in the county. It was sent to the P&Z board before it was put online. A quick run down was given of the results so far. She touched on the fact that people thought that even residential solar was banned.
- Sara Hogelin – There are still projects being developed. What is the process for them trying to develop those if we have banned them? What's that look like?
- Russ Ewy – Take what we did in October 2022 and do the opposite. Create new set of land use goals and objectives that are positive towards that type of development.
- Sara Hogelin – What do they do first? Go to the Commission? Come to our board? How do they present that change?
- Russ Ewy – They wouldn't start with us. They would start with the Board of Commissioners.
- Colleen Mendoza – Would like to postpone the leadership work session until the P&Z Board has had a change to actually walk through this. She explained what the work session would look like.
- Rodney Bergquist – They should know what's in it.
- Jan Davis – It would be more beneficial to know what they want first.
- Russ Ewy – Agrees with Jan. It's good to start the public hearing portion. That way we can get more input. Start minimal, add to it.
- Jan Davis – Discusses how doing CUP the way we do, gives more freedom. Doesn't want more restrictions on people unnecessarily.
- Russ Ewy – There will be sensitive areas that will have to be told no. We can take CUP's that have been done and see where improvements can be made.
- Colleen Mendoza – Wants to circle back to the leadership meeting. Can Russ craft a memo to send out. Would like to see the Commissioners demand / require that the department heads attend. Asked if everyone can make it to the March 11th meeting, for a food count. Is excited for this. There's a pathway to apply a budget.

Board Members –

Staff –

Adjournment –

- David Thompson motioned to adjourn. Sara Hogelin seconded. Motion passed unanimously.

Rodney Bergquist, Chairman

Jan Davis, Vice Chairman

Tricia Webb, Land Development Director