

Osage County Planning and Zoning Meeting

Osage County Courthouse

717 Topeka Ave.

Lyndon, KS

July 30, 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	Jason Gilliland
	Sara Hogelin	
Staff Present:	Tricia Webb	Russ Ewy

Approval of Agenda – David Thompson moved to approve the agenda. Jan Davis seconded. Motion passed unanimously.

Minutes – David motioned to approve the May 28, 2025 minutes. Jan Davis seconded. Motion passed unanimously.

New Business –

- CUP 25-Z-02 Kansas Trophy Outfitters - Additional Lodge for Venues
- They would like to add a little house because they have so many weddings now, for hunting as well as for Airbnb.
- Rodney Bergquist asked if they were going to put up more than one building.
- Clint Sturdy - Maybe later, if it goes well.
- Jan Davis - Mentioned that it looked like they had already started on the construction.
- Clint Sturdy - Yes, the concrete guy was available, so.
- Discussion was held concerning if they decided to put another building, they will have to have the wastewater situation checked out.
- David Thompson moved that they allow to build a building. Jan Davis seconded. David Thompson, Jan Davis and Sara Hogelin voted Aye. Rodney Bergquist and Jason Gilliland refrained from voting.
- CUP 25-Z-03 Tantaros - Additional Residence on Property
- Stacey Tantaros - They would like to build a home on the property they purchased from his parents.
- Sara Hogelin - What is the age of the current home.
- Stacey Tantaros - It was built in 2000 and it's a modular home. They are going to build a stick built home on the back side of the property. Down the road, they will either remove it or remove it. Their parents are going to stay there until....

- Sara Hogelin - It looks like it meets all of the requirements for a lot split, if that was ever needed.
- Stacey Tantaros - Didn't feel like splitting it at the moment. If they tear the house down, he doesn't want to go through the headache to put it back.
- Tricia Webb - Ed Hug called and couldn't be here tonight. He is 100% on board with them building their house.
- Mark Robinson - Neighbor to the West and is agreeable to them building.
- William Willey - On the township board. Discussion was held about township roads.
- Tricia Webb - Keena did approve them for a septic.
- Sara Hogelin motioned to approve 25-Z-03 under the conditions listed in the staff report. Jason Gilliland seconded the motion. Motioned passed unanimously.

Board Members –

- Jason Gilliland - Had talked to Tricia earlier. He abstained from voting because he's tired of seeing construction done ahead of the CUP. They don't have a building permit. So, we have construction without a building permit.
- Tricia Webb - They will be getting a building permit, had called and talked to them.
- Jason Gilliland - They still got the cart in front of the horse.
- Sara Hogelin - They know how the county operates. They move forward with the time and the people when they have time.
- Sara Hogelin - They have a lot of friends around.
- David Thompson - They got a lot of friends around. It's not exactly right.
- Sara Hogelin - Well, they have enough money, they can fix it.
- Russ Ewy - Would say that 60 to 70 percent of clients are those who didn't know. Then the people in construction business, you can't be in the construction business without knowing this. The legal concern is you shouldn't take that action in a punitive direction with the denial of the zoning case. This guy has been in at least three cases I've been a part of, maybe four at least. I get the frustration and that would be my frustration as staff.
- Tricia Webb - The frustration is that people want to complain about how messed up the county is, but they don't want to follow the rules. You start to fix stuff at the same time people over here stirring up mud.
- Sara Hogelin - Is there a way to do a penalty?
- Tricia Webb - \$500 fine. Per day.
- Russ Ewy - Per day and up to 6 months in jail. That's the maximum. Tricia can't fine them \$500. The county has to.
- Jason Gilliland - Don't get him wrong. He's for it. It's just the integrity of the process.
- Russ Ewy - I'm 100% with you.
- David Thompson - I do understand. One thing Sara did say, they have enough money they can get it done one way or another.
- Sara Hogelin - They do follow through, come and pay, they do the rest of the things. Working on projects you're dealing with contractors. To have to wait two to three months to get all your approval and all your different things - you burn a lot of time. We are doing people a disservice by making them wait.

- Russ Ewy - We're dealing with the easiest ride to jump on. The application fees are inconsequential. We're going to get you through the application process as fast as possible. In Sedwick County, Kansas Outfitters would probably have a 5 or \$6,000 application fee. It's based on what the value of the building is on top of that. Then, you're paying for your inspections.
- Sara Hogelin - Should that have been brought up before we... We're talking about it after the fact. I didn't, I'm not making a motion on my neighbors' property. I don't make a motion or second on anything that's my neighbors.
- Russ Ewy - By the way, if you're in the notification area, you should recuse yourself. That's the easiest disqualification.
- Jan Davis - Because of conflict of interest.
- Discussion was held on ways to get more compliance.

Staff –

- Tricia Webb went over how many permits had been issued since the last meeting.
- Still have not received a Summary of Findings Report on the Coal Creek property. They have planted and aren't dumping as much.
- I am working on the Neighborhood Revitalization Program. Not 100% revamping, but there's going to be some changes.
- Looking at permit fees and licensing. We haven't changed them since 2011. Even if we doubled the fees, we would still be cheaper.
- The lot splits fees have doubled in what is being paid. They weren't paying the fees for Lot Splits. Because they weren't doing the Lot Splits Applications, we have properties without correct road frontage, wonky shaped and landlocked parcels.
- Sara Hogelin - Who's the people those things that are happening? Are they happening outside of real estate agents involved?
- Tricia Webb - We have real estate agents involved.
- Sara Hogelin - Are they local?
- Tricia Webb - Yes.
- Russ Ewy - You can buy and sell anything you want to. There's just no guarantee you're going to get a building permit for it.
- Sara Hogelin - To point of wastewater inspections. We have people come in and they say you know what I recently just did. The guy worked for the guy and he's buying his property. He's been in the property for the last 5 years, knows the property inside and out. Nobody wanted to pay for a wastewater inspection. I can tell him all day long; it's required by the county. I can't force them to write it into the contract. Russ, who's the doorkeeper on that?
- Russ Ewy - It's a complex thing and everybody is loosely tied to the other professional.

Adjournment - Jan Davis motioned to adjourn. David Thompson seconded. Motion passed unanimously.

Rodney Bergquist, Chairman

Jan Davis, Vice Chairman

Tricia Webb, Land Development Director