

Jefferson County Planning & Zoning Oskaloosa, Kansas

OFFICIAL

OFFICIAL MINUTES OF THE JEFFERSON COUNTY PLANNING COMMISSION

Minutes of Planning Commission

Meeting of January 25th, 2021

**The below Minutes are a summation of the meeting that took place VIA ZOOM*

Item 1. Call to Order.

Item 2. Approval of the Agenda

Commissioner Phillips moved to accept the agenda as presented and Commissioner Rudolph seconded.

Votes were taken by Ayes and Nays as follows:

Paul Johnson Chairman	Matt Scherer Secretary	Stephen Phillips	Gale Rudolph	Tim Benyshek	Vacant	Vacant
DNV	Aye	Aye	Aye	Aye	--	--

Motion Passed 4-0

Item 3. Roll Call

Paul Johnson Chairman	Matt Scherer Secretary	Stephen Phillips	Gale Rudolph	Tim Benyshek	Vacant	Vacant
Present	Present	Present	Present	Present	--	--

Item 4. Approval of the December 21st, 2020 meeting minutes

Chairman Johnson asked if there were any corrections for the minutes. Chairman Johnson asked for a motion to approve the minutes. Commissioner Rudolph moved to approve the minutes as presented and Secretary Scherer seconded.

Votes were taken by Ayes and Nays as follows:

Paul Johnson Chairman	Matt Scherer Secretary	Stephen Phillips	Gale Rudolph	Tim Benyshek	Vacant	Vacant
DNV	Aye	Aye	Aye	Aye	--	--

Motion Passed 4-0

Item 5. Public Hearing

Chairman Johnson explained the commission meetings procedures to the public and opened the public hearing.

Chairman Johnson asked if anyone had ex parte communications with someone involved in the case or if a member has a potential conflict of interest regarding this case. No one had.

PR2020-10 and Z2020-08: A request to consider the final plat of the Hamilton Hill Subdivision. A 3-lot subdivision generally located at the SW corner of Half Mound Rd and Clark Rd, where the smallest lot is 10 acres +/- . Also, a request for Lot 1 to remain zoned Agricultural, and to rezone Lots 2 & 3 from Agricultural to Rural Residential. This request is brought by owners Steve and Michelle Hamilton located at 4827 Half Mound Rd, Holton, KS 66436.

Chairman Johnson asked staff to give their report. Staff gave their report. After giving their report, Chairman Johnson asked the board if they had any questions for staff.

Commissioner Phillips: If this were approved, and the 40-acre plot remained agricultural, would it still qualify for an ag lot split itself since there's not been an ag lot split? Could we wind up with yet another parcel here.

Kelly Woodward (Staff): No, it's a platted lot and so if they were going to split it further, they would have to replat it and it would come back to you again.

Commissioner Phillips: Thank you.

Secretary Scherer: I apologize for being an engineer, but the plat indicates there is 60.1 acres and you indicated there is only 57 something I believe some reasonable discrepancy.

Kelly Woodward (Staff): It could be the amount that was in the right of way. I don't know for sure.

Secretary Scherer: I should have gone down though, because they have additional right of away instead of going up. That's what I thought at first. Just curious.

Chairman Johnson: Other questions by commissioners?

Kelly Woodward (Staff): Erin is checking to see what we show on the GIS as far as acreage, which may differ from what the survey shows.

Secretary Scherer: Mr. Chairman, if I may, the only reason I'm concerned about it is because it's a minimum size for an Ag lot, at 40 acres.

Kelly Woodward (Staff): They do get to count to the center of the right of way as part of their parcel for these purposes. Let's see. We may need to come back to your question.

Chairman Johnson: A couple questions about the water supply here for this. What did you, what did the rural water districts say that the applicant has 30 days to make a decision? And if not confirmed, and there may not be a meter available?

Kelly Woodward (Staff): Yeah, they are just saying that they have them available now. They'll guarantee them for that long, but after that, if someone else comes along and asks for a meter, then that might impact availability at that time.

Chairman Johnson: So how does that play into whether a building permit can be issued?

Kelly Woodward (Staff): We won't issue a building permit until it is available.

Commissioner Rudolph: So, I have a question, does that have to do with having the two-hour limitation? Is that for well water only or is that if a water meter is placed on.

Kelly Woodward (Staff): It's just pertaining to the amount of water we expect the well to be able to produce per our regulations, it has a minimum standard based on a two hour period that that they need the well needs to produce. And it doesn't have anything to do with the water district requirement. Those are two different standards.

Commissioner Rudolph: Okay.

Chairman Johnson: But that two-hour test, Kelly, that two-hour test has not been performed at this point?

Kelly Woodward (Staff): It looks like they let it run over an hour period in their test report. It's for the existing home that's been there for years.

Chairman Johnson: Any further questions by commissioners at this point? If not, you have to help me with who? Michelle? Michelle, thoughts or comments about staff presentation or questions raised at this point.

Michelle Hamilton (Applicant): Well, we were as far as the testing of our well, we've been here for 28 years, and we've raised a family six of us in a household we've never had trouble with our well even in dry years so you know we just kind of think that test that was done should be acceptable.

Steve Hamilton (Applicant): Our well is 52 feet deep, and we have water at 24 feet down, but it's the clay tile, it's a clay tile well so water only seeps through each joint it's not a perforated pipe, so if it was perforated, it would pull, we would have a lot more water. Now our neighbor just down the road, he just did his and he's about on the same plane as we are, and he's getting 110 gallons a minute. They thought ours would easily do 60, but I can't get 60 because it doesn't, our well just doesn't allow it, I mean, our piping or casing doesn't allow it so it only seeps through each seam of the tile, so we have never had any problems with it.

Michelle Hamilton (Applicant): And too, as far as the water district, they didn't think it'd be a problem, you know, with they don't have a lot of people wanting meters, but if there would be a problem, there always would be the option to draw well, too, because it runs along the bottom there. So those were our main issues.

Chairman Johnson: So, if the applicant is good with the comments to this point, I will see if there's anyone who wants to speak in favor of this particular case. Seeing none, on our virtual screen here. Is there anyone who would like to speak in opposition to this particular case? Seeing none, at this point, I'll ask if there's anyone who might have neutral comments about the case at this point? Seeing none, then we will close the public hearing portion of this case and see if the commissioners or Kelly, have any other comments or questions on this particular case? Kelly?

Kelly Woodward (Staff): Erin said that the acreage that shows on the GIS map, which is where I got the acreage, only shows what the property owners are taxed on and it does not include the right of away. And so, the plat shows the exact acreage that they actually contain, including the right of way.

Secretary Scherer: Thank you.

Chairman Johnson: That answer your question Matt?

Secretary Scherer: Yes, it did. Thanks.

Chairman Johnson: Any further comments or questions by commissioners for this case? Seeing none, then I'll accept a motion on this case at this point.

Kelly Woodward (Staff): I would just clarify that if you feel that they have provided sufficient proof of water supply, you may approve what they have provided you without that condition of approval that I've recommended. I cannot approve that, you know, as a zoning administrator because I don't have that same authority that you have, but that is something you can do. You either can approve it with a condition or without the condition whatever you feel is right to do.

Chairman Johnson: Well, I need a motion from somebody here.

Secretary Scherer: Mr. Chairman, this is Matt, I move that we recommend approval of Z2020-08 and PR2020-10 based upon staff's findings, and I am purposely leaving out the condition that was proposed.

Commissioner Phillips: Second.

Chairman Johnson: Any further comments by commissioners or questions at this point?

Secretary Scherer: Mr. Chairman, this is Matt, I guess I'm convinced mostly by the fact that the well's been in use for so many years probably requiring a test in this particular case, despite the fact that we fought real hard to get that requirement, was probably worthwhile. It's probably a good exception.

Chairman Johnson: No other questions or comments or concerns?

Votes were taken by Ayes and Nays as follows:

Paul Johnson Chairman	Matt Scherer Secretary	Stephen Phillips	Gale Rudolph	Tim Benyshek	Vacant	Vacant
DNV	Aye	Aye	Aye	Aye	--	--

Motion passed 4-0

PR2021-01: A request to consider the final plat of the Branded B Estates No. 2 subdivision, a replat of Lot 7 of the Branded B Estates subdivision, located at the SW corner of 74th St and Hillcrest Dr, where the smallest lot is 10.83 acres. This request is brought by owner Sandra Brown located at 7481 74th St, Meriden KS, 66512.

Chairman Johnson asked if anyone had ex parte communications with someone involved in the case or if a member has a potential conflict of interest regarding this case. No one had.

Chairman Johnson asked staff to give their report. Staff gave their report. After giving their report, Chairman Johnson asked the board if they had any questions for staff.

Secretary Scherer: Mr. Chairman, this is Matt. I've got a couple actually. One I think I already know the answer to but does the county have any obligation when you learn that there's a utility that's not within the easement. It's on the preliminary plat that there is a power line outside the easement. It's noted by the surveyor.

Kelly Woodward (Staff): Yeah. That's a good question, Matt.

Secretary Scherer: I personally suspect if Steve will put his hands over his ears, so he doesn't think I'm pretending to be an attorney as well but that it's probably between the utility and the landowner.

Kelly Woodward (Staff): I know it can be done by separate document if need be.

Secretary Scherer: I wanted to point it out since it was fairly clearly shown to everybody that it was outside the easement.

Kelly Woodward (Staff): Yeah, and I saw that there, too, I just didn't. It's not something that's in our code, you know, that we have to necessarily provide for those kind of utility easements, so I didn't pursue it.

Secretary Scherer: Second question, though, is were there any conditions in the original approval back in 2006 that are pertinent to this application?

Kelly Woodward (Staff): I don't believe so, but I'll have Erin recheck that.

Secretary Scherer: Thank you, Mr. Chairman.

Chairman Johnson: Any other questions by commissioners at this point for staff?

Chairman Johnson: Kelly, obviously, if you get any public comments on any of these cases, then those are listed or made known to the planning commission?

Kelly Woodward (Staff): That's correct.

Chairman Johnson: So, since there was no mention of it, then the assumption is that there, there were no public comments on this application.

Kelly Woodward (Staff): Right. That's correct.

Chairman Johnson: There are no other questions by commissioners at this point. Do we have? Okay. So apparently, the applicant at this point is not online with us so is there anyone else who would like to speak in favor of this application?

Chairman Johnson: So, is there anyone who is opposed to this application? Seeing none, is there anyone who has a neutral comment about this particular case? Seeing none. And one needs to unmute if they want to make a comment. And I will close this portion of the public hearing and open it to questions by commissioners. Any questions by commissioners at this point any further information or comments they have about this particular case? Seeing none, then I will accept the motion at this point.

Kelly Woodward (Staff): Erin affirmed there were no conditions previously.

Secretary Scherer: Thank you.

Chairman Johnson: So, I would accept a motion on PR2021-01?

Commissioner Benyshek: Paul, this is Tim here. I move that we approve PR2021-01 as presented.

Commissioner Rudolph: Second

Chairman Johnson: No other questions or comments or concerns?

Votes were taken by Ayes and Nays as follows:

Paul Johnson Chairman	Matt Scherer Secretary	Stephen Phillips	Gale Rudolph	Tim Benyshek	Vacant	Vacant
DNV	Aye	Aye	Aye	Aye	--	--

Motion passed 4-0

CU2021-01: A request to consider a Conditional Use application to finish the upper floor of an existing agricultural building as “multi-purpose seasonal residential space for agricultural use”. This request is on property located at 13248 102nd St, Oskaloosa, KS 66066 and is brought by owners Phillip and Sally Holman-Hebert of Sweetlove Farm at the same address.

Chairman Johnson asked if anyone had ex parte communications with someone involved in the case or if a member has a potential conflict of interest regarding this case. No one had.

Chairman Johnson asked staff to give their report. Staff gave their report. After giving their report, Chairman Johnson asked the board if they had any questions for staff.

Kelly Woodward (Staff): Oh, I did forget to mention, I did send you an extensive public input letter that we received from a neighbor and outlined for you what the basic objections were to the proposal. I hope you all got that email.

Chairman Rudolph: Is that the one where you tried to get ahold of her and clarify her meaning?

Kelly Woodward (Staff): We had just an old phone number from a previous permit from her, but we were not able to reach her.

Chairman Johnson: Any questions by commissioners at this point for staff? Kelly could this be used as an Airbnb?

Kelly Woodward (Staff): Are you asking me, Paul? Or did you want to ask the applicant?

Chairman Johnson: Let me start with you Kelly.

Kelly Woodward (Staff): He said as part of his application, his intent, he's noted stays for farm families, for instance. I don't know if you consider that to be the same thing as an Airbnb, but I think he is, and you can ask him if that's what he intends to do, but it wouldn't be like a separate use. It's sort of all encompassing. This is one residential space, and these are the different uses he's proposing for it.

Chairman Johnson: Well, let me follow up with you, Kelly. How would, how would the county regulate it or would it?

Kelly Woodward (Staff): This is the regulation. If you approve the conditional use with the understanding that, you know, he could let it be known that he has this little apartment space for people that want to come stay on the farm, and have this farm experience and this learning experience, then that that would be a part of what you're approving tonight. That would be an activity that we would expect to occur based on that.

Chairman Johnson: Thank you. So, does the applicant have comments or thoughts about staff's presentation or embellish it at this point?

Phil Holman-Hebert (Applicant): Are you asking me, Paul?

Chairman Johnson: I am asking you.

Phil Holman-Hebert (Applicant): I don't have anything to add. Really, I think that the report that was shared with me and the group this evening is pretty thorough.

Chairman Johnson: Are there any questions by commissioners at this point for the applicant?

Commissioner Rudolph: Yeah, I'm just curious. Who is your target? For the enhancing? I know that you've covered quite a range, but with this, would this reach into, like foster, you know, foster children that are wanting to expand, you know, due to their limitations? Is this due to you know, what is the, I guess I'm trying to find to think about the whole

picture of it such as, like, somebody would move in for just a couple of weeks to experience things, would there be a season?

Phil Holman-Hebert (Applicant): Very good questions all. There's never been any discussion on this end of any kind of care facility for, you know, either endangered or underprivileged populations, per se, in terms of fostering or anything like that. You know, I would say the primary purpose behind this has been that, you know, for the last 13 years, we've run all of our farm operations handling, poultry processing and egg processing through our kitchen, as per regulations by the Kansas Department of meat, wholesaling, and regulations and all the stuff that we get from them. And we're limited at this point by our facilities. And so really trying to grow the business along with our own personal mission of opening up opportunities for young people to learn how to be farmers. And so the building on the first floor, as ag approved is the first phase of, you know, sort of increasing our business by providing us with more larger professional facilities that will allow us to generate a lot more product. The second floor then is, is sort of just for the educational mission of sharing what goes on in the countryside and what goes on, on farms, what goes on on our farm in particular, with young, you know, I say young people, I mean, I think college age kids, in the community of farmers that I am collegial with around the country, interning is a pretty common thing that's done. We haven't had any place to keep interns in a way that we thought was, you know, hospitable and respectable. And so the goal is to have a place that, you know, we can provide board, if not room and board, for our, sorry, provide room, if not room and board, for young people who are just starting out who don't have financial resources of their own, but want to learn. That's the goal behind the building, as we envision it. And, you know, doing stuff with much smaller children, like summer farm camps, I mean, that's something we would see as very seasonal. I mean, even the internships and the apprenticeships that we're talking about, I mean, we run most of our poultry operation from March to Thanksgiving, so it's not a year-round thing. It's difficult to get people to come and work for nine months of the year. Because they, you know, it's not a permanent place for them to have a job so they can't stay there year-round, unless there's a place for them to stay. So we're just we're looking at this as an accessory building to encourage and attract, you know, people that are really invested in learning about this and being able to provide them with a respectable, humane place to live while they're doing it.

Chairman Johnson: Are there any further questions for the applicant at this point?

Secretary Scherer: Mr. Chairman, this is Matt. I have one. I noted that the rural water district just acknowledged that you have a meter. With your experience with the service do you think you'll have any problems providing water to the auxiliary building we're talking about in addition to your own home?

Phil Holman-Hebert (Applicant): I absolutely do not anticipate any problems with that. I mean, I think our current water pressure is something like 75 psi, we get, you know, upwards of 30-40 gallons a minute. And I think I don't know what the gallons per minute is, but it's never been an issue for water supply up here. And as far as I've been told by the powers that be there should be plenty of supply to add to this building.

Secretary Scherer: Thank you.

Chairman Johnson: Other questions by the commissioners for the applicant at this point? Seeing none, is there anyone who would wish to speak in favor of the application at this point? Seeing none, is there anyone who would oppose the application at this point? Seeing none, is there anyone who would wish to make a neutral statement on this application? Seeing none, with that, I'll close the public hearing portion, and see if the commissioners have any more questions for staff or maybe the applicant at this point.

Chairman Johnson: I have a question for Kelly at this point. What? Should there be signage for this operation? Does the comp plan speak to this type of conditional use?

Kelly Woodward (Staff): I think we have signage standards in the code. I haven't actually gotten into that much yet but let me see. I think there is something for signage for conditional use.

Chairman Johnson: So why Kelly's looking at this, Phil I'll ask you. So, you don't envision this being a just a short-term weekend boarding opportunity?

Phil Holman-Hebert (Applicant): No, I would say that is definitely one of the things that we envision. I think when I think of, again, I'm riffing off of what I've seen other people around the country that are colleagues of mine doing, you know, one of the ideas that we have as a possibility is a family farm stay where, you know, Mom and Dad and a couple of kids could come in, stay for Thursday, Friday, Saturday, Sunday, or Wednesday through Saturday or whatever, get the full experience of processing chickens, collecting eggs and packing and getting ready for farmers market and going to farmers market, doing deliveries to our online customers, etc., stuff like that. And it'd be a short-term thing like that. That's just one of the possible ideas that we could see using this building for which is I guess why we're terming it a multipurpose. There are certainly things that we haven't thought of yet that probably it could be used for. And I would say up to and even including you know, you mentioned earlier about an Airbnb. I mean, that's not something that hasn't been, you know, floated as a possible use for this on our end of things. It's not an intention at this point. It's not necessarily one of our goals, but it certainly could become that at some point in the future if that business opportunity presented itself. But you know, just we're trying to trying to create a facility that will allow for the widest possible number of uses to attract people to experience what it's like to be out in the countryside and be on a farm.

Chairman Johnson: And you might see using this space during the winter as well? March?

Phil Holman-Hebert (Applicant): You know, I guess my vision for that at the moment is that it would be pretty quiet here. I mean, it's pretty quiet here during the winter, you know, it's farmland. So, you know, there's not necessarily anything specific that I'm thinking of, I'm thinking of it more in terms of a March to, you know, March to Thanksgiving sort of season, growing season type thing.

Kelly Woodward (Staff): Um, as far as signage, I haven't even had a signage application yet, but we do allow signs in the agricultural district. Let's see, two ground signs, two wall signs, two arch signs. So, it would just be a separate permit process for the signage, it's not included in the conditional use permit application.

Chairman Johnson: Okay. I thought I would ask. Any further questions for staff or the applicant at this point? If not, I would entertain a motion by a Commissioner at this point on this case.

Commissioner Rudolph: Mr. Chairman, I do so move that we, I recommend that we accept the conditional use permit for the, I lost the number, yes, I so move that we accept the recommendation. I'm sorry. CU2021-01.

Secretary Scherer: Second.

Chairman Johnson: Any further comments or questions by commissioners at this point?

Votes were taken by Ayes and Nays as follows:

Paul Johnson Chairman	Matt Scherer Secretary	Stephen Phillips	Gale Rudolph	Tim Benyshek	Vacant	Vacant
DNV	Aye	Aye	Aye	Aye	--	--

Motion passed 4-0

Item 6. Public Comment: There was none

Item 7. Old business:

Kelly Woodward (Staff): We don't have any old business that I'm aware of. We only have one case that's been submitted for next month. So, I was thinking it would be a good opportunity for us to start talking a little bit about the comprehensive plan update and review, and to get some ideas from you guys about what are the primary issues that we need to be researching and thinking about and getting public input on during that process? And maybe even talking about a strategy for how we're going to update the plan and what kind of timeline or kind of steps we might want to take, and if you wanted to even, you know, start looking around at some comprehensive plans of some other communities and getting some ideas of issues that you think that we haven't addressed currently that you would like to see us address, that would be helpful as

well. Everything that went to the County Commission in January from you all were approved. So those are all processed and being finalized.

Chairman Johnson: Kelly and I communicated about, looks like we only have one plat, is that right for the February meeting?

Kelly Woodward (Staff): Actually, it's a rezoning case. I'm sorry, it's just rezoning a parcel just to set it up so that it can be an Ag split. Rezoning back to Ag.

Chairman Johnson: So, it won't take too long, then we'd have some other time to kind of dig into some thoughts about the comprehensive land use plan in Jefferson County. And, and one thing Kelly mentioned to me, which I think would make (inaudible) is, you know, we adopted the comprehensive land use plan in 2001, and then it was 2009 when we brought in the zoning and subdivision regulations. And Kelly thought it might be helpful to have a comparative report of how those two blended together at this point, and consistencies and inconsistencies with that, and then a general discussion about how do we engage the community going forward? You know, what, kind of public hearings, you know, how do we engage Jefferson Countians, to, you know, in my last (inaudible) would have been, I'm hoping this time that we have a really coordinated, comprehensive plan with the zoning and subdivision regulations in line, so that we're in sync, kind of moving forward, and how we see it develops.

Item 8. New Business:

Chairman Johnson: So on to new business here, I have a couple items on that. The planning office sent me by mail my packet for this meeting last Tuesday, and it never got to me. But my question for other commissioners is, can you live without a paper copy? Can you read the cases online and feel comfortable with that? And would that save some of the expense for the, I guess I should have asked Kelly, this, whether we're under any statute, or under any regulations, that those packets have to be sent out in paper form?

Kelly Woodward (Staff): No. It can be whatever you want.

Chairman Johnson: Okay. So, I would say if anybody is good with getting the packets electronically, at this point, then you should communicate that to the office at this point. Another item that has been on our agenda for a long time, and I don't know if it speaks to this whole issue, since we don't have building codes and or building enforcement, I guess, building code enforcement in Jefferson County, have we come to a conclusion about what is a minimum structure? And I don't know if you call them small homes or small buildings? Are we any closer to closure on sorting through those applications for the zoning office?

Kelly Woodward (Staff): So, are you talking about a tiny home on a foundation or a tiny home on wheels? Because those would be two different issues, I guess, as far as our code currently reads. I'll probably ask Erin to jump in here too whenever she feels like it because she handles more of that.

Chairman Johnson: Well, I mean, I know we've talked about it a lot in the past. And, you know, we didn't, I mean, and then we'd get into if we rewrite the comprehensive plan in Jefferson County, and, you know, new zoning and subdivision regulations, how that would impact. And it gets into this question of people, you know, who, who want to bring seasonal workers? You know, onto, you know, specialty crop farms, etc. So, I don't think we have an answer to it tonight.

Kelly Woodward (Staff): So, what we do currently allow, is in the agricultural district, for a manufactured home to be utilized for farm employees. So, they can have their own residence, and they can have a residence for farmworkers, we have to have that kind of an agreement that states that's what that's actually being used for. Otherwise, you can build any size house as long as it's on a permanent foundation, but, but we don't really allow a tiny house that's built on a trailer at this point. So if that was something you wanted to allow, we would have to look at that again, because right now we're just treating them the same as an RV, basically.

Commissioner Benyshek: This might be a silly question, but do we have a tiny home? Do we have a tiny home pandemic in Jefferson County, that people are building them left or right? I mean, I'm just asking, because I don't see a lot of requests through the banks for a tiny home or a tiny home village proposal, that's all?

Kelly Woodward (Staff): Well, and I think we would allow them in a, like subdivision format, if they were in a group of them, it's just where it gets a little more difficult is when that's the primary residence. And, you know, I think it was, it's kind of like one of those hot topics that kind of pop up that people think is really popular as a way to provide for affordable housing, there's, I think what's really happening, we've had a lot of requests for people that either want their parents or their kids to live on the same property with them, and their property is configured in such a way that it can't be split again. And so we don't really have a way for them to have an accessory dwelling on the property. Well I guess we have a thing that you could get a conditional use permit for an accessory apartment. That's the only way right now that we provide for two living, for two dwelling units on a property. So I think, you know, that's more of what we see when people need help, you know, when they're getting older, or maybe they're infirm, and they just want someone to live there and help them out.

Chairman Johnson: Don't the utilities have to be tied between the primary residence that if you build that auxiliary, or unit on on your land?

Kelly Woodward (Staff): I didn't catch that question. But I think Erin did. She says yes to whatever you said.

Chairman Johnson: I think the key thing that Kelly said to me is the affordability question. And, you know, it really gets into, you know, what can lower income Kansans afford in terms of, you know, of new construction at this point? And when I, I think it's something that housing is the key problem in this state, in many ways. And I think, you know, it's best for us to kind of walk through what scenarios would make sense and would fit for this county?

Kelly Woodward (Staff): Yeah, I think it would be good to, to kind of open it as a broad topic, like, what kind of housing, different diverse range of housing, could we accommodate in the county and still be in character?

Commissioner Rudolph: And my question is, I remember the last time I was at the office, there were several maps showing lots of homes that were abandoned or up for sale on the east side of the lake and some of those housing units, and, you know, I kind of see that as a little bit of a problem as well.

Kelly Woodward (Staff): Mm hmm. Yeah, I think that's a whole big area too that needs to be looked at, even for economic development purposes is, what do we do with those underutilized lots and those existing subdivisions? How can we help them improve and sell and be utilized?

Chairman Johnson: Right, do we have an inventory in this, this county of how many undeveloped, for example, rural residential lots we have?

Kelly Woodward (Staff): That's something we can definitely, you know, research for you.

Secretary Scherer: Your predecessors did that about a year and a half ago. Maybe two years.

Kelly Woodward (Staff): We probably want to update it. So undeveloped lots of different ranges of sizes? Is that how it was?

Chairman Johnson: How much were platted that were never developed?

Kelly Woodward (Staff): Okay, yeah, we can do that for sure.

Chairman Johnson: And then is there a way then to, instead of cutting out even more, you know, ag land or whatever, you know, we don't, we steer people towards, you know, already buildable lots? You know, I know, it's, I know people have an idea of the exact place they want to live or the perfect circumstances. So, I understand that. But okay, any other

thoughts about new business at this point? I'll just reiterate that the February meeting, is that one case, we're going to, we're going to spend some time talking about the comp plan issues and ideas about kind of new next steps.

Commissioner Rudolph: If we have an idea, can we just kind of, like send it in for Kelly, and for Erin, you know, just maybe put it into an agenda or list it alphabetically?

Chairman Johnson: That would be great. Any comments or feedback is, you know, we move towards the February meeting. Now, that would be tremendous.

Commissioner Phillips: I would really like to see examples of comp plans, from other areas, so I have an idea of what we're talking about.

Kelly Woodward (Staff): So, we could probably create a Dropbox with some links, or I could just send links out to some different plans if you would like.

Chairman Johnson: Well, we got a lot of counties to look at in Kansas, you know, so we're not inventing the wheel here. What's the uniqueness of Jefferson County where we set and, you know, holding on to the agricultural base, and then, you know, quite honestly, we're a commuted county in the most part, so how does that all fit together?

Secretary Scherer: If we can look at Marion County, I would appreciate it. I've always felt like it was sort of similar to Jefferson County.

Kelly Woodward (Staff): Marion County. Where is that?

Secretary Scherer: It's just east of McPherson County.

Kelly Woodward (Staff): Okay. Didn't want to get the wrong thing.

Chairman Johnson: You know, for what it's worth I've looked at (inaudible) 2040 for what's going to happen to counties, you know, only 22 of the counties in Kansas are going to grow between now and 2044. And Marion County drops 45%. Since I grew up in McPherson, you know, the thing about it, McPherson is going to drop about 10%.

Kelly Woodward (Staff): Hopefully we'll have some census data that we can use to update the plan. You know, eventually.

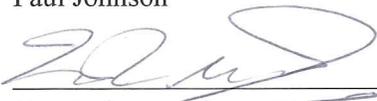
Chairman Johnson: They're struggling. We're all waiting for some of that census data. I'll entertain a motion for adjournment. Meeting Adjourned.

Item 9. Adjournment – 8:30 PM

Minutes taken by: 
Erin George

Approved: 2-23-2021
Date

Chairman: 
Paul Johnson

Secretary: 
Matt Scherer III