

FORD COUNTY ZONING BOARD MINUTES

January 23, 2023 at 7 p.m.
Rose Room
Ford County Government Center

Members Present: Jeremy Nagel, Jolee Chris Kerbs, Angel Romero Jr, Alissa Weece, Rodney Taylor

Member Absent: Zero

Roll Call: Five members present, Quorum- Yes

Staff Present: Melissa Drake

Applicants: John Bogner (WIT Athletics) and Ray Slattery (City of Dodge City)

Previous meeting minutes from October 24, 2022 were reviewed and a motion to approve minutes as presented was made by Angel Romero Jr, motion was second by Alissa Weece.

Hearing Procedures:

Jeremy Nagel called to order the meeting. Roll call was taken with five members present.

There were 14 people in attendance of this meeting.

Public Hearing Zoning Case 2023-01: John Bogner representative for WIT Athletics and representing the property owner Brenda Giessel presented the case for a Conditional Use and development plan for a 24 hour athletic facility located at 11150 Kliesen St., Dodge City.

John Bogner began presenting his case. Concerns over not having adequate parking were brought up by Jeremy Nagel and followed through with other board members voicing the same concern. The applicant admitted not having that worked out yet but discussed possibility of vacating a road along with purchasing some property to make room for more parking.

Alissa Weece brought up area to the north of building and applicant explained that the laterals to the septic system were located there. The applicant admitted to not having the septic system worked out yet as to its location or size needed. Jolee Chris Kerbs brought up the need to have the septic inspected due to Ford County Regulations.

The applicant requested a special meeting. Melissa Drake read off the Ford County By-Laws concerning special meetings. She also stated that she was unsure of how Special Meetings were conducted and how notifications were made so therefore needed to discuss with Glenn Kerbs the Attorney for Ford County before a date could be set. The applicant requested the 6th of February if it was possible. Mike Weber spoke up from the audience and stated he would be out of the area and requested that the meeting wait to be held so that he may attend in person. It was determined that Melissa Drake would find out the proper procedure and if a meeting was possible. She would then contact everyone that was present for the hearing and let them know when the next meeting would be held.

Jolee Chris Kerbs made a motion to table this until more information could be presented to the board. and Rodney Taylor 2nd the motion. A written ballot was taken with the vote being 4 in favor of tabling and 0 against. The motion carried.

Public Hearing Zoning Case 2023-02: Ray Slattery Director of Engineering for the City of Dodge City presented the case for a Conditional Use and Development Plan to expand the South Wastewater Treatment facility. The area that the expansion would be located on has a 911 address of 11079 Warrior Rd.

Ray Slattery presented his case giving information about the south wastewater treatment facility. The existing facility on the north side of Warrior Rd was constructed in mid-1980. The south facility was constructed in early 2000's. 2018 a Bio-Gas facility went online. Ray stated that the city is needing to expand not only for the new Hilmar facility that is taking place but also for the additional growth of the city.

Jolee Chris Kerbs made a motion to approve the expansion based on the information that was presented. Angel Romero Jr 2nd the motion. A written ballot was taken with the vote being 4 in favor and 0 against. The motion carried.

Old Business:

Nothing to report

New Business:

2023 Zoning board Calendar was presented with a notice given that December meeting would be on a Tuesday due to Monday being a holiday.

Notices and Communications:

Pioneer Creek Windfarm was discussed. Melissa Drake presented a map of the property that was approved for a Conditional Use in 2016. Pioneer Creek will have 130 MW on the Conditional Use for 2016 and 130 MW for the new Conditional Use and Development Plan that they are hoping to present this year. There will be a total of 90 wind turbines.

Reports:

The Planning/Zoning & Environmental Health permitting for December 1st thru December 31st, 2022.

- 3-Building Permits
- 1-Septic Permits
- 26-Certificate of Occupancy
- 0-Well Permits

The Zoning Board hearings for the year 2022.

- 2-Conditional Use/development plans
- 3-Rezones
- 2-Variances
- 3-Plats

Adjournment: Jolee Chris Kerbs made a motion to adjourn and it was second by Angel Romero Jr. Motion passed. Meeting was adjourned at approximately 8:40 P.M.

Jeremy Nagel, Chairman

Melissa Drake, Secretary

Approved _____