

## **FORD COUNTY ZONING BOARD MINUTES**

**September 26, 2022 at 7 p.m.**

**Rose Room**

**Ford County Government Center**

**Members Present:** Jeremy Nagel, Alissa Weece, Rodney Taylor, Angel Romero Jr

**Member Absent:** Jolee Chris Kerbs

**Roll Call:** Four members present, Quorum- Yes

**Staff Present:** Melissa Drake

**Special Guests:** David and Erika Enriquez (Chihuas Trucking LLC), Maria & Jim Coffin (Coffin Holdings LLC, Ben Rumbaugh (McVey Plat), Joe Nuci (JDJ Investments)

Previous meeting minutes from July 25, 2022 were reviewed and a motion to approve minutes as presented was made by Angel Romero Jr, motion was second by Rodney Taylor.

### **Hearing Procedures:**

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

**Public Hearing Zoning Case 2022-06:** David and Erika Enriquez owners of Chihuas Trucking LLC presented their case for a conditional use and development plan to establish a trucking business located at 11115 Primrose.

Angel Romero Jr made a motion to approve the conditional use and development plan, Rodney Taylor second the motion. The written ballot was 3 in favor and 0 against. The motion carried.

**Public Hearing Zoning Case 2022-07:** Maria Coffin representative for Coffin Holdings presented her case for a variance. The Coffins are requesting a change in frontal setback from a 50' setback to 25' setback for a parcel located at 2365 Frontview Rd, Dodge City.

Angel Romero Jr made a motion to approve the variance, Alissa Weece second the motion. The written ballot was 3 in favor and 0 against. The motion carried.

**Public Hearing Zoning Case 2022-08:** Ben Rumbaugh a local surveyor representative for applicant Brett McVey presented the case for a final plat called McVey Addition to be approved. The plat is located in the SW/4 of Section 10, Township 26S, Range 24W.

Angel Romero Jr made a motion to approve the plat, Alissa Weece second the motion. The written ballot was 3 in favor and 0 against. The motion carried.

**Public Hearing Zoning Case 2022-09:** Ben Rumbaugh local surveyor and Joe Nuci representative for JDJ Investments presented the case for rezoning from Agricultural to Suburban Residential and from Agricultural to Single Family Residential. The area in question is East of Ave P and between Comanche Ave and Military Ave.

Alissa Weece made a motion to approve the rezone, Angel Romero Jr. second the motion. The written ballot was 3 in favor and 0 against. The motion carried.

### **Old Business:**

Nothing to report

### **New Business:**

Nothing to report

**Notices and Communications:**

Pioneer Creek-Melissa Drake handed out contact information for the project manager of Pioneer Creek Windfarm. The windfarm project won't be coming before the board till the beginning of next year.

**Reports:**

- 6-Building Permits
- 0-Septic Permits
- 1-Certificate of Occupancy
- 0-Well Permits

**Adjournment:** Rodney Taylor made a motion to adjourn and it was second by Angel Romero Jr. Motion passed. Meeting was adjourned at approximately 8:15 P.M.

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Jeremy Nagel, Chairman

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Melissa Drake, Secretary

Approved \_\_\_\_\_