

Osage County Planning and Zoning Meeting

Osage County Courthouse

717 Topeka Ave.

Lyndon, KS

January 28, 2025

7:00 PM

- Call Meeting to Order –
 - Rodney Bergquist, Chairman, called the meeting to order at 7:00pm

Board Members Present:	Rodney Bergquist	David Thompson
	Jan Davis	Jason Gilliland
	Sara Hogelin	

Staff Present:	Tricia Webb	Keena Privat
	Russ Ewy	Colleen Mendoza

- Approval of Agenda –
 - David Thompson motioned to approve the agenda. Jan Davis seconded. Motion passed unanimously.
- Minutes – Approval of November 19, 2024 Minutes
 - David Thompson motioned to approve the minutes. Sara Hogelin seconded. Motion passed unanimously.
- Reconstruction of the Board –
 - Election of Officers –
 - Chair – David Thompson nominated Rodney Bergquist for Chairman. Jason Gilliland seconded. Motion passed unanimously.
 - Vice Chair – Sara Hogelin nominated Jan Davis. David Thompson seconded. Motion passed unanimously.
 - Change Days –
 - Rodney Bergquist – would like to change to last Wednesday for school activities / Russ is available / Jan can make it work /
 - Meeting time was discussed and agreed to leave it at 7pm
 - David Thompson motioned that we move to the last Wednesday of the month. Jason Gilliland seconded. Motion passed unanimously.
- Public Comment – N/A

- New Business –

- CUP – Z-24-06 – Drake had a cistern put in and will haul a water. The property already has electric and they have a few buildings out there without utilities. It will just be family there. Her son parks his camper out there for storage. Keena asked what they're doing for waste – they will be using the same lagoon until/if they split the parcel
 - Jan would like wording in CUP saying that it is part time / not a permanent residence
 - Will follow all state and local requirements / lagoon
 - Is up for review / Sara wants Tricia to go through the requirements with the applicant
 - David Thompson moves to approve with the amendments. Jan Davis seconded. Motion passed unanimously.
- CUP – Z-24-07 – JT Crawford – went through the history of the home/property/ been abandoned for years. The goal is to restore this place. It is on the registry of historical places for state and federal. They are signed up for agritourism with the state.
 - Went into the historical aspect of the property
 - Russ discussed what the CUP is vs the taxation issue
 - Has rural water
 - Primary issue will be is if they can scale up the wastewater. They have a 2,500 holding tank. It is too close to the river for septic.
 - Sara asked about what needs to be added for the agritourism
 - They currently have 75 parking spots and mow along the road for parking. They will allow more parking along Quonset, and added the original circle parking back in.
 - David wants the stipulation it's subject to review.
 - Sara Hogelin motioned to approve. Jason Gilliland seconded. Motion passed unanimously.
- Dillon Flemming – gives background to Carbondale zoning/ talks about the new subdivision problems, homeowners concerns/ would like to inform the board what is happening and seek guidance/ the final inspection is not enough to protect our citizens

- Old Business –

- Comprehensive Plan
 - The board was encouraged to read through the plan/ check the goals and objectives/ note anything you have questions – send to Tricia to send to Russ
 - Suggest to have Tricia set public hearing for February meeting in the event that it is passed then

- Write down what you see is lacking to Tricia so she can send to Russ
- David moves to set public hearing in February. Jason seconded. Motion passed unanimously.
 - No later than the 3rd to mail out notices / townships, cities, newspaper
- Board Members – Jason – asked about the A1 situation/ Tricia informed that nothing has been dumped due to the weather.
- Staff –
 - Colleen wants the board to know that the Chips factory is very much alive. They have worked very hard to escalate the factory. She has put a lot of work into helping make it happen
 - Collen wants to know if the action plan is included in the Comprehensive Plan.
 - Russ explained the difference in the action items, feel free to move them around, he reiterated that the energy policy is in there, there is not much in there about it because at this time we have policy that has been put in place.
 - Collen – March 11th meeting with BOCC to go over an action plan with them at 1PM. Would like the Planning and Zoning board there.
 - Russ – that is a perfect time to have the meeting, before they adopt. It allows the BOCC the opportunity to edit as needed.
 - Colleen asked if there is a problem with all 3 BOCC being together
 - Russ - it has to be published.
 - Colleen – when we originated this plan, we had discussed a feasibility study on South Shore, is that still on the table?
 - Russ – Yes, has already done some study on the area doing the Comp Plan.
 - Tricia – has a meeting with a licensed inspector to start the process of adopting building codes.
- Adjournment –
 - David Thompson moves to adjourn. Jan Davis seconded. Motion passed unanimously.

Rodney Bergquist, Chairman

Jan Davis, Vice Chair

Tricia Webb, Land Development Director