

Osage County Planning and Zoning Meeting

Osage County Courthouse
717 Topeka Ave.
Lyndon, KS
May 28, 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

Staff Present: Tricia Webb Russ Ewy
Colleen Mendoza

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

Minutes – David motioned to approve the April 30, 2025 minutes. Jan Davis seconded. Motion passed unanimously.

Public Comment – Rodney Bergquist opened public comment to anything other than alternative energy.

New Business –

Old Business – Comprehensive Plan

- Russ has 12 to 14 maps with changes. The text height of the road names was changed and a map with major streams and lakes was added.
- Last month we talked about consolidating goals and objectives. The sewer district was toned down.
- The number of objectives that dealt with assisting the cities was reduced. The county will help where we can, but we're not looking at expanding the current footprint of Osage County government.
- On page 87 – We are a county – township road system. We are not seeking to change that; the intention was to have a formal planning program with the townships.
- David Thompson – The county maintains over 90% of the bridges.
- Russ Ewy – How about "Continue efficient roadway maintenance repair program based on a formal road management program for county maintained public roads."
- Page 89 – You will see the inclusion of townships.
- Page 90 – We have Open Space and Recreation Objective. One of the first things we talked about. Consolidation of fair grounds, add ball fields and have a multi-use outdoor recreation type facility.
- Rodney and David – Not in agreement. You have to have sewer and water. There isn't anywhere for people to stay.
- Jan Davis – Thinks it's something to explore.
- Jason Gilliland – There's probably a need for something at some time.
- Russ – What middle ground for this objective would work?

- David – Create something that is government funded, tax payer funded.
- Rodney and David would like to see it out, it's a tax payer expense. Jan and Jason asked about changing the wording. Russ suggested getting through the remaining edits and come back to it.
- Page 29 – Added direction to explore revenue from Short Term Rentals.
- Page 67 – We took out salvage yards and large-scale utility projects.
- Page 67 – Modified residential developments. Talked about the constraints to rural developments, access to water, paved roads, KDOT, and lot splits.
- David – We did add that townships would be contacted.
- Jan – Other Special Land Uses...
- Russ – Salvage yards are a universal problem.
- Russ – Tricia has handed out the survey results. They will go in as an appendix.
- Russ – If we're good with the edits, we'll get back to the County centralized county run park.
- Jan – Agrees to take it out. We are not ready for this yet, but would love to see it in the future.
- Jason – Agrees to take it out. Would like to see something. If something comes up, we'll deal with it.
- Russ – This is a long-range plan. Another thing we've talked about on the Comp Plan is the use of it as a back stop for a foundation as a basis which we make land use changes or decisions to approve a CUP. It comes from the comprehensive plan, both its broader ideas and objectives as well as specific things that we write down in the back of the book. We have some objectives that clearly form the wall, keeping them in, modifying, or removing it it's not going to move the needle significantly. This park objective doesn't play into that, the soft county community facilities.
- David – If we had people ask about this, it would be another story.
- Russ – If we were experiencing 5% growth...
- David – If the Chips factory was going to go through, it would be a different story. Anything can be added to anything at any time.
- David Thompson motioned to take that fifth paragraph part out, modify the county road maintenance program and remove the county fair. Jason Gilliland seconded. Motion passed unanimously.

Board Members –

Staff – Tricia shared the results from the soil samples she received from KDHE. Hoping to get the next report to send out to the board soon.

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

Rodney Bergquist, Chairman

Jan Davis, Vice Chairman

Tricia Webb, Land Development Director