

June 6, 2017  
Reno County Courthouse  
Hutchinson, Kansas

The Board of Reno County Commissioners met in agenda session with, Chairman Dan Deming, Commissioner Ron Hirst and Commissioner Bob Bush, County Administrator Gary Meagher, County Counselor Joe O'Sullivan, and Minutes Clerk Cindy Martin, present.

The meeting began with the Pledge of Allegiance and a short sectarian prayer led by Pastor David Dubovich, Park Place Christian Church.

There were no additions to the agenda.

**Mr. Bush moved, seconded by Mr. Hirst,** to approve the Consent Agenda consisting of the Accounts Payable Ledger for claims payable on June 9, 2017 of \$101,216.30 as submitted. The motion was approved by a roll call vote of 3-0.

**Mr. Hirst moved, seconded by Mr. Bush,** to open the public hearing on Planning & Zoning Case No. 2017-05, a request by Kim and Mary Ann Altvater (applicant: Kyle Altvater) for a conditional use permit to establish a contractor's storage yard. The property is currently zoned R-1 Rural Residential District and located at 2505 E. 56<sup>th</sup> Avenue, approximately 700 feet east of Halstead Street on the south side of East 56<sup>th</sup> Avenue. The motion was approved by a roll call vote of 3-0.

County Counselor Joe O'Sullivan began the hearing explaining to the Commission the legal issue by statute that they have when the Planning Board makes a recommendation on a case. The Commission can approve the recommendation, deny it or send it back with comments for the Planning Board to discuss and make changes. The above case was discussed last week with the understanding that the Commission would like to see more added to the number of items for future use in the storage building. Mr. O'Sullivan stated if that is the case today, the matter needs to be referred back to the Planning Board to hear. Mr. Bush stated that we accept the three pieces of equipment requested by the applicant or send the case back to the Planning Board, is that correct? Mr. O'Sullivan replied it was and that the applicant did not have to go through the whole process if he wanted to add one or two pieces of equipment, he just needed to speak with Mr. Mark Vonachen in the County Planning Department since he had the flexibility to change the number of pieces, if

a large amount wasn't requested. Mr. O' Sullivan then explained the potential problem with adding more equipment for a commercial business in a residential area. He then briefly went over the responsibility of the Planning Board and their decision making process.

Mr. Vonachen explained how they meet several times and discuss what the applicant wants before proceeding in the process. He also reminded the commission of the six factors and eight conditions set by staff and the Planning Board with their approvals.

Jonathan Altvater was in the audience and spoke about going forward with the proposal and only wanting what was originally on the application for the 60 X 100 building since it met their needs at present. He stated if they grew he would pursue going through the process again.

**Mr. Bush moved, seconded by Mr. Hirst,** to close the public meeting. The motion was approved by a roll call vote of 3-0.

**Mr. Bush moved, seconded by Mr. Hirst,** to approve the Planning Case #2017-05 for a conditional use permit to establish a contractor's storage yard at 2505 East 56<sup>th</sup> Avenue with the six factors and eight conditions along with a waiver for parking and loading requirements. The motion was approved by a roll call vote of 3-0.

Community Corrections Director Randy Regehr met with the Board to recommend approval for policy updates on Equality of Services, Monthly and Annual Reports, Fiscal Management and Annual Training Requirements. He stated in order to meet Federal grant updates the language had to be cleaned up. **Mr. Bush moved, seconded by Mr. Hirst,** to approve the updates as discussed by Mr. Regehr. The motion was approved by a roll call vote of 3-0.

Human Resources Director Renee Harris and Aging/Public Transportation Director Barbara Lilyhorn met with the Board for their regularly scheduled update. Both discussed various items not requiring action by the Board. Mrs. Lilyhorn was going to bring a license agreement next week for a signature for 18 to 20 bus shelters to be installed on routes.

Commissioner comments:

Commissioner Deming and Commissioner Hirst had no comments.

Commissioner Bush stated one of the goals for the commission was to go out in the community and meet. He had been in contact with the community of Buhler about issues looking at the 2<sup>nd</sup> or 3<sup>rd</sup> week of June. One of the items was to discuss 43<sup>rd</sup> and the old highway bridge over the railroad tracks.

Mr. O'Sullivan mentioned that the Highlands petition for a 3<sup>rd</sup> class city was filed yesterday to verify signatures, and that the official petition will be coming to the Commission. The public hearing will be scheduled at the First Nazarene Church in July. He went over the steps in process timeline.

Mr. O'Sullivan also discussed the tax sale that is scheduled in the fall. He thanked Sgt. Selby's office for all their hard work in collecting over \$200,000 by serving the parties responsible for back taxes on properties.

At 10:10 the meeting adjourned until 9:00 a.m. Tuesday, June 13, 2017.

Approved:

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Chair, Board of Reno County Commissioners

(ATTEST)

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Reno County Clerk  
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Date