

Marion County Planning Commission & Board of Zoning Appeals

Record of Proceedings

January 26, 2023

Members

(Present)

Dwight Flaming
Mel Flaming
Brad Gorsuch
Anita Seacat
Keith Jost
William Kroupa
Chasen Gann
Tammy Ware
Michael Woelk

Members

(Absent)

Derek Belton

Staff

(Present)

Sharon Omstead, Secretary
Russ Ewy, Planning Consultant
Nina Carr, Recording Secretary

The Annual Planning Commission Dinner was held from 6:00pm to 7:00pm, prior to the meeting.


1. **Call to Order-** In the absence of the Chairman, D.Flaming, Vice President called the meeting to order at 7:07 p.m. with nine members and three staff present; Belton absent.
2. **Approval of Minutes-** Gorsuch made a motion to approve the January 5, 2023, Record of Proceedings as presented. M.Flaming seconded and the motion carried (9-0).
3. **Case No. PC-23-01 Application for a Conditional Use Permit, filed by Mary J. and Darryl D. Sledd, to operate a wedding and event venue at the historic Keystone Ranch at 2910 47th Terrace, Burns, Kansas-** Notice was published on January 4, 2023 in the official county newspaper. Notification letters were sent to property owners within 1,000 feet of the subject property on January 4, 2023. Omstead reported that the applicants are excited to open the event space, they love the Flint Hills area. It is a working ranch, early summer to August is the ranch's main time for operation. Sledd stated they want to preserve the land and the wildlife. We enjoy learning about the Flint Hills. We consider ourselves good stewards of the land- we recycle and dispose of trash properly. We spoke with Lewis "Tex" Vestring (nearest neighbor) about the proposal, he was in favor. We plan to keep in contact about the road and traffic to ensure we are still on good terms. Sledd estimated a maximum of 200 attendees. We want to share the beautiful area with people who are celebrating their special events. Sledd explained that her elderly parents will live in one of the residences during the warmer season. Sledd's are currently in the process of renovating the large house (1883). The horse barn was built in 1900 and is in good structural shape. Phase 2 will be working on the 394 foot 'sheep shed' -hoping to restore it. Sledd's live in the modular home on site. Sledd's prepared a memory book to share with the board noting occasions of generosity and hospitality. Also pictures of the property and some current renovations. We both came from electric generation and transmission backgrounds- we are very familiar with needing to follow requirements and standards. Mary shared a display of their visions for the property. There are several spaces that could be decorated to meet client's desires. Seacat asked if the property is on the historical register? Mary- yes on Kansas register and national registers. The large house was renovated in the 1950's. It has new windows, and some exterior changes (columns added). We do not want to make any changes to the long barn that would not meet the historic standards. Seacat- will anyone watch the progress to make sure you are being compliant as you do the work? Mary- If you get a grant, they will be monitoring any updates. There is already water and electric in the horse barn. Gann- so your goals are to go along with the historic character? Sledd's -yes. We want to encourage wildlife, not create negative impacts. Omstead presented the staff report. Board took a few minutes to look at the displays provided by the Sledds. Gorsuch asked Omstead how this aligns with Bed & Breakfast/short term rentals? Depends on the usage -overnight stay or consecutive stays up to 28 days. Or if they are serving food. Sledd said they do not anticipate serving food at this time. May obtain a food handlers license in the future. (Ewy supported some clarity) Gorsuch asked if they should

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be subject to the short-term rental requirements? Gann- sounds like it would fall under short term rentals also. Ware made the motion to recommend approval of the CUP, including the conditions recommended by Staff and the addition short term rental registration requirement and conditions in conjunction with short term rentals. The motion was restated by D.Flaming, Gann seconded, motion carried (9-0).

4. **Text amendment discussion-** Omstead and Ewy discussed the intent of the memo provided by Ewy at the January 5th meeting pertaining to application and amendment notifications to cities. The intent is to notify the cities where applications are in the 'influence area'. This would be a collaboration between the Board of County Commissioners, Zoning Administrator and Planning Commission Board to determine the area of notification. If such proposed text amendments are approved, Omstead would provide these sort of applications to the affected city at least 21 days prior to the public hearing, the city would have to have their recommendation provided by the time of the public hearing. Legal descriptions would have to be established (county and city agree to the boundary). The Board directed Ewy and Omstead to work on developing draft maps around city borders to distribute for consideration.
5. **Off agenda items-** Mel Flaming stated that he does not wish to continue serving on the board at this time. Planning & Zoning Staff and Board Members thanked Flaming for his service.
6. **Adjournment-** Woelk made a motion to adjourn, Gorsuch seconded, motion carried (9-0). Meeting adjourned at 8:20 pm.

PASSED and APPROVED (Date) March 23, 2023



Derek Belton, Chair

ATTEST:



Sharon Omstead, Secretary