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MINUTES
HARVEY COUNTY REGIONAL PLANNING COMMISSION
HARVEY COUNTY BOARD OF ZONING APPEALS
Harvey County Courthouse
Community Room
Dec. 2, 2014
7:00pm

Members Present: Larry Goering, Bonnie Wendling, Wayne Allison, Philip Kimerer, Lynne Vigil, Carol Buller, Jack Bender and Dorothy Thiessen, Duane Miles, Harlan Foraker, Teresa Thach

Members Absent: None

Staff Present: Gina Bell, Karen Jacobs

Guest: Karen Regier, Crystal Ray, Sherry Giskie, Ivan Thiessen.

Minutes from the July 1, 2014 meeting were approved. Duane Miles made the motion to approve. Harlan Foraker seconded. Vote was Unanimous.

Application for CUP has been made for a Dog Park by Karen Regier at Woodlawn and NE 12th (4624 NE 12th).

Gina Bell reported that Regier had filled out the application and seemed to have thought over her business plan well. She had not received any calls, complaints or letters since publication in the paper. She said she had also contacted the airport and they did not have any issues with it being located near the airport.

Regier had previously run a dog business with breeding dogs. She has no desire to do that any longer. She wants to have a private membership business that people can bring their dogs out and let them get exercise and run. She said she has a few people that have asked to bring their dogs out now but would like to make it legal. She will have two separate pens, one for big dogs and one for small dogs. There will be water for the dogs to get into as well as an obstacle course. They will offer outdoor day care as well. Possible expansions would include use of an existing building for boarding and grooming and offering training classes and competitions. All dogs would require health papers before be approved for membership.

The business would be called Woff Park. Regier is getting her LLC. The date set to open is March. They have obtained liability insurance and will have a parking area.

Fencing was one of the concerns of the commission. Regier planned on having 4-6' hog fencing for the little dogs and 6' livestock fencing for the larger dogs. It was discussed that type of fencing was not adequate fencing for pets. It was suggested that a smaller mesh wire be used to contain the animals for safety purposes like chain link or smaller mesh like horse fencing.

Jack Bender brought up the future plans saying it looked like the plan is for more than just a dog park and that the conditional use application was only for a dog park. Regier said for now they just want approval for the dog park and would come back when they were ready to expand for permission for other additions.

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Miles asked if there was any licensing required by the state? Regier said she checked into it and not for dog parks. Only if training, grooming or boarding is done. She said the training and boarding would be hired out if they added those services. As far as boarding she said they would have to go through the AKC for a license and approval. A process she has been through in the past.

As far as dog feces, Gina called Caring Hands to see how they handled their waste. She was told they put the animal waste in the trash. Gina said Regier plans to have a dumpster onsite for owners to clean up their animal waste. Regier said they will also provide portable restrooms for humans as well and is looking into a handicap accessible one too.

Wayne Allison made a motion to approve the CUP for the dog park at 4624 NE 12th, with the condition that Regier provide sufficient fencing to keep animals in and provide dumpsters for dog waste. Harlan Foraker seconded the motion adding if a kennel is added they will need to apply for a second CUP.

The vote was unanimous. Regier was told the CUP now goes before the county commissioners in two weeks for final approval.

Bell gave an update on the Horse Race Track owned and operated by Espiridion Guevara at 10981 SW 72nd. She said they came in to discuss with the commissioners what they needed to do for final approval. All of the required fencing has been completed. Bell said very nice hand washing stations have been built but are running into the ditch. They will fix it by putting in holding tanks. The county commissioner gave Guevara one more extension so he could pay for the permits he needed for the work he has done as well as obtaining a sewer permit for the holding tanks. Bell added none of the work was ideal but they were trying to meet the required conditions.

Bell gave the commission the notice that a person was asking about putting a paintball course on the former grounds of Newton Public Golf Course. The person, Warren Scott, had failed to show up for his appointment on Monday, Dec. 1 to discuss and make application. Bell said she hated to see the golf course torn-up for that kind of use. She said she had contacted organizations to see if they could find anyone interested in keeping the property as a golf course. She said the guy has not filed the application but is already collecting material such as old tires for the course. And the current owners son is living in the club house which is not zoned for residential purposes. Bell said they will have to have a CUP or the tires will need to be removed. She said part of the issue with the tires is that the RSVP with the Department of Aging collected the tires in their clean-up Harvey County Campaign and had them hauled to the property. Bell said they could cause the county some trouble. Philip Kimerer said disposal of tires is a big issue. It was also brought up that paintball course do not have a good history of staying in business long.

Bell said she would need to contact the current owner, Bill Brown, and let him know that Scott never came in to file for the CUP and that something would need to be done.

Commission members were reminded of the dinner on Thursday, Dec. 4 at 6:30 p.m. at Water's Edge in Hesston.

Meeting adjourned approx. 8 p.m.