Harvey County Court House – Community Room

Dec. 5, 2017

* **Meeting Called to Order at 7 p.m. by Chair Lynne Vigil.** Members present were Lynne Vigil, Jack Bender, Duane Miles, Mike Koehn, Pat Wendling. Trinity Muth Carol Buller and Phil Kimerer. Wayne Alison was not present. Also attending were Director Gina Bell and Secretary Karen Jacobs.
* Guests: Dave Balzer, Grace Hill Venue; Amanda Balzer, Grace Hill Venue.
* **Agenda was approved with a motion by Miles and second by Koehn. Voting was unanimous 7-0.** Voting in favor of agenda approval wasMiles, Buller, Kimerer, Bender, Wendling, Muth and Koehn. Chair Vigil did not vote- choosing to vote only if needed to break a tie.
* **Chair Vigil called for a motion to approve the minutes from Oct. 3, 2017. Buller made the motion to approve the minutes with spelling/grammar corrections of the Oct. 3,, 2017 meetings. Koehn seconded the motion. The motion carried with a 7-0 vote.** Voting Aye were Miles, Buller, Kimerer, Bender, Wendling, and Koehn
* **Administrator Update-** There has been a inquiry for an expansion of a fabrication shop in the county. Bell said she has talked to the owner and anticipates a conditional use permit in February.
* **CUP 17-03 Balzer – Wedding Venue**. Bender made a motion to untable CUP17-03 Balzer. Buller seconded the motion. Voting Aye were Miles, Buller, Kimerer, Bender, Wendling, Muth and Koehn. Motion passed 7-0. Bell reported the Balzers had completed the requests from last month. They talked to rural water and will have a meter for the venue. They also spoke to KDHE and they referred him back to the county office. The determination was made to put in a septic tank to treat the waste and then have it go to the lagoon. The 1500 gallon dual chamber would hold the solids and run water into the lagoon. If the lagoon becomes to full then an overflow could be created. Conditions that were suggested by staff include: All appropriate beer/liquor licenses must be in place before alcohol is served. On and off site signage will require a permit.An appropriate insurance policy for the venue will be kept in force and a current copy will be sent to the Zoning office for the file. **CUP 17-03 Balzer was approved with recommendations made by staff with a vote of 7-0. Motion was made by Wendling, Second by Muth. Voting Aye were Miles, Buller, Kimerer, Bender, Wendling, Muth and Koehn.**
* **Exception to quarter/quarter rule –** Bell presented the board with the updated regulations as they would read if they decided to recommend the changes to the County Commission. The change would allow one split per 40 acres. Wendling said the Farm Bureau likes the proposal. One of the main discussions was if this would make properties that are currently non-conforming because of splits for mortgages would become conforming with this change. The proposed changes will be discussed in a work session/ or meeting with County Commissioners early in 2018.
* **Chair Vigil called for a motion to adjourn. Kimerer made the motion to adjourn. Koehn seconded the motion. Motion passed 7-0.** Voting in favor were Miles, Buller, Kimerer, Bender, Wendling, Muth and Koehn.