

Harper County Planning Board

And Board of Zoning Appeals

Minutes of Meeting October 22, 2019

Agenda #1 Steve Bellesine called the meeting to order at 6:59 p.m. at the Harper Senior Center, Harper, Kansas.

Agenda #2 Roll call of the Planning Commission was taken by Secretary, Jackie Keim. Steve Bellesine, Larry Olivier, Kevin Alexander, Garry Mandevill were present. Recording Secretary, Jackie Keim and Zoning Administrator, Matt Booker were in attendance. (Attendance list on file.)

Agenda #3 Olivier made a motion to approve the agenda. Mandevill seconded it. Motion passed 4-0. (Agenda on file.)

Agenda #4 Alexander made a motion to approve the minutes of October 22, 2019. Mandevill seconded it. Passed 3-0-1. Bellesine abstained from voting. (Minutes on file.)

Agenda #5 Bellesine call for the Public Hearing of Case # SU-01-19 for a request to modify two conditions of the existing Special Use case SU-01-2006 for the Plumb Thicket Landfill approved by Resolution 2002-04. Bellesine read the ground rules for the public hearing. No disqualifications were made and a quorum of four was established. Proper notice for this hearing was made on November 21, 2019 in The Attica Independent and notices were sent to 19 real property owners in the area of notification. No exparte communications were received. Zoning Administrator, Matthew Booker presented background information about the Special Use Case of the Plumb Thicket Landfill and the two conditions proposed to be amended. Ben Tucker, agent for Waste Connections gave a presentation on the proposed Landfill gas facility. They will be using Lynx Renewable Energy. They are asking to place the facility closest to the flare, which would end up in the buffer zone. Future expansion would be available in this area. The gas plant would have a security fence around the perimeter of it. Waste Connections also wants to develop and build an education center, which would be used for community education. They feel that the location of the education center and the renewable energy plant would be beneficial for groups in the community such as The Boy Scouts and schools. The modification of Condition #28 would be to take away the CPI tonnage and set aside \$25,000 for specifically the education center. They would organize a conservation committee of 5-6 members from the County. An idea of a trail system could possibly be developed. No public were present for the hearing. No written communications were received. The seventeen factors and findings were reviewed and discussed. Alexander made a motion to modify Condition Section 17 to allow for the inclusion of a five acre tract within the screening area in the SE corner, along the entrance road, for the express purpose of an education center, a gas energy plant designed to process collected land fill gas and ancillary improvements and to modify Condition Section 28 with the annual fee paid to the County from \$150,000 subject to annual consumer Price Index (CPI) adjustments that is directly proportional to the percentage change in the CPI for such annual period to a set amount of \$175,000, with \$25,000 dedicated to Plumb Thicket conservation Committee and specifically used for the Environmental Program and End Use initiatives at the landfill. Olivier seconded it. Motion passed 4-0.

Agenda #6 Zoning Administrator, Booker gave a report on the permit activity for the County.

Agenda #7 There was no new business.

Agenda #8 Olivier made a motion to adjourn the meeting. Mandevill seconded it. Passed 4-0.

Respectfully submitted:

Approved by the Planning Board:

_____ Date _____

_____ Date _____

Jackie M. Keim
Recording Secretary

Steve D. Bellesine
Chairperson

CC: County Commissioners, Planning Commission Members, Zoning Administrator, County Clerk, Planning Consultant, County Sanitarian, City Clerk Liaison Representatives, County Attorney, Economic Development Coordinator