

Harper County Planning Board
And Board of Zoning Appeals
Minutes of Meeting June 15, 2021

Agenda #1 Steve Bellesine called the meeting to order at 7:07 p.m. at the Harper Senior Center, Harper, Kansas.

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

Agenda #3 Alexander made a motion to approve the agenda. Olivier seconded it. Passed 3-0.

Agenda #4 Olivier made a motion to approve the minutes, with one correction. Alexander seconded it. Passed 3-0.

Agenda #5 At 7:09, Chairman Bellesine called for the public hearing for Case No. Z-01-2021 for zoning change from A-3 Agricultural Transition District to I-1 Light Industrial District. No disqualifications were made. A quorum of 3 was present. Notification was made in [The Harper Advocate](#) on May 20, 2021 and notices were mailed to the Applicant and 27 real property owners. No ex parte communications were received. Matthew Booker, Zoning Administrator provided a background report of the area. Katie Carothers attended the meeting via phone. Carothers is planning to establish a KDA inspected facility for processing chickens. Carothers wanted to be able to process their own chickens for their farm to fork business. Finding available processing plants close by and with openings is hard. Bellesine asked Carothers about the byproducts of the chickens. They will be given to another business, disposed of in another area or burned. The project will use approximately 2500 gallons of water a day. She would like to irrigate the pastures with this water after it is cleaned in the lagoon. KDHE will be monitoring the building of a two-cell lagoon. Entrance to the facility will be through their personal driveway. The building doors will be on the east and south side. Bellesine closed the hearing. The seventeen factor and findings were reviewed and discussed. Screening was discussed. Alexander made a motion to recommend to the Governing Body that Case No. Z-01-2021 be modified and approved to change the zoning district from the A-3 Agricultural District to the I-1 Light Industrial District, along with four

conditions. Olivier seconded it. Passed 3-0.

Agenda #6 Election of officers were held. Bellesine nominated Olivier for Chairman. Alexander seconded it. Passed 3-0. Bellesine nominated Alexander for Vice-Chairman. Alexander seconded it. Passed 3-0. Bellesine nominated Keim for Recording Secretary. Alexander second it. Passed 3-0.

Agenda #7 Matt Booker, Zoning Administrator, gave a report of the permits submitted. The Comprehensive Plan update is being looked at.

Agenda #8 Alexander made a motion to adjourn the meeting. Olivier seconded it. Passed 3-0.

Respectfully submitted:

Approved by the Planning Board:

_____ Date _____

_____ Date _____

Jackie M. Keim
Recording Secretary

Steve Bellesine
Chairperson

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