

Harper County Planning Board

And Board of Zoning Appeals

Minutes of Meeting August 17, 2021

Agenda #1 Larry Olivier called the meeting to order at 7:00 p.m. at the Harper Senior Center, Harper, Kansas.

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

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

Agenda #4 Alexander made a motion to approve the minutes. Bellesine seconded it. Passed 3-0.

Agenda #5 At 7:03, Chairman Olivier called for the public hearing for Case No. Z-02-2021 for zoning change from A-2 Agricultural District to I-1 Light Industrial District. The Applicant accepted the ground rules as presented. The Zoning Administrator gave a brief history of the case. No disqualifications were made. A quorum of 3 was present. Notification was made in The Harper Advocate on July 26, 2021 and notices were mailed to the Applicant and 3 real property owners. No ex parte communications were received. The Applicant, Darrin Eck, gave a synopsis of his business, detailing the chemical fertilizer sales, hay storage/sales, and meat truck storage. He currently has two other similar businesses at different locations. He is wanting to expand to be closer to his customers here in Harper County. He will be able to provide better service. Eck will apply to the State of Kansas for a permit for regulating the selling of the fertilizer. It will only be prepackaged. There will be no bulk or filling tanks of fertilizer. Road access was mentioned as a concern, along with security and lighting issues. Cameras and security lighting will be at the doors and perimeter. Busy times will be in May – June for traffic. Public comment was made in favor of the change in zoning to allow the business. The 17 factors and finding report was reviewed. Alexander made a motion to recommend to the Governing Body that Case No. Z-02-2021 be modified and approved to change the zoning district from the A-2 Agricultural District to the I-1 Light Industrial District, along with two conditions. Bellesine seconded it. Passed 3-0.

Agenda #6 Matt Booker, Zoning Administrator, gave a report of the permits submitted. The Comprehensive Plan update is being reviewed.

Agenda #7 Bellesine made a motion to adjourn the meeting. Alexander seconded it. Passed 3-0.

Respectfully submitted:

Approved by the Planning Board:

_____ Date _____

_____ Date _____

Jackie M. Keim
Recording Secretary

Larry Olivier
Chairperson

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