

**BOARD OF COUNTY COMMISSIONERS
BUTLER COUNTY PLANNING COMMISSION
Work Session
Wednesday, January 19, 2011
6:00 P.M.
Butler County Courthouse – 4th Floor
205 W. Central
El Dorado, Kansas**

CALL TO ORDER

Commission Chairman Bruce Harris called the work session with the Butler County Board of Commissioners and the Butler County Planning Commission to order at 6:00 p.m. Present were Commissioner Jeff Masterson, Commissioner Peggy Palmer, Commissioner Mike Wheeler, Commissioner Dan Woydziak, County Administrator Will Johnson, Jr., Planning & Zoning Director Rod Compton, and County Engineer Darryl Lutz. The members of the Planning Commission present were: Jim Ralston, Roger Williams, Mark Sudduth, Jeff Varner, Jeremy Sundgren, David Green, Jr., John Bailey, and Virgil Tingley. Debbie Lodgson was not in attendance. The meeting was transcribed by Clerk Recorder Paula Stoskopf.

Commissioner Bruce Harris extended a welcome to all in attendance and asked the members of both Boards to introduce themselves. He then turned the meeting over to Rod Compton, Director of Planning & Zoning.

Mr. Compton reviewed the fact that allowances in the Zoning Regulations and the restrictions in the Sanitary Codes work against each other. The contradictions in the County Regulations and the Rural Residential Zoning Codes have created somewhat of a problem the last five or six years in how the land should be utilized according to the Counties overall Comprehensive Plan. Mr. Compton stated that the Planning Commission Board wanted to discuss with the Board proposed changes to the Sanitary Codes and the Rural Residential Codes to allow things to work together more effectively. The discussion of these codes and the Comprehensive Plan will be intertwined because changes to one can affect another.

The work session proceeded with discussion on the Comprehensive Plan and where development is desired, amendments to the Sanitary Code in regards to whether to allow on-site sewage systems in subdivisions of four or more lots, and amendments to the Zoning Regulations allowing subdivisions of more than three lots with on-site sewage systems.

Discussion was held concerning the dedication of right of way requirements, especially for homestead lot splits. Time was spent discussing the most beneficial time to obtain the right of way as far as both the County and the landowner are concerned. The two options available to obtain the right of way is at the time of the lot split for possible future use or at the time the right of way is actually needed. Will Johnson, County Administrator, noted the best approach is a uniform, across the board approach.

The work session concluded with the discussion of a third party being the one who should be taking water samples according to KDHE regulations, the necessity and location of fences around

lagoons, when inspections should be mandatory or courtesy, and the enforcement of regulations that are in place.

Commissioner Harris stated that the Board would write-up their recommendations and send to the Planning Board. At that time, they will review the codes and regulations submitted to them and return their opinion back to the Board of Commissioners. The Board will then make their final decisions after considering the opinion of the Planning Board and forward their recommendations to the State.

The work session adjourned at 9:00 p.m.