

## **Notice of Meeting**

Harper County/Cities Joint Planning Commission *and*  
Joint Board of Zoning Appeals  
**Harper Senior Center, Harper, Kansas**  
**May 21, 2013, 6:00 p.m.**

### **A G E N D A**

**Chairperson Dusty E. Albright, Presiding (Conservation District)**  
**Melissa M. Reynolds, Vice-Chairperson (Danville)**  
**Teresa J. Goetz, Secretary (Harper)**  
**Jerry K. Dusenbury, Member (District 1)**  
**Matthew A. Booker, Member (District 2)**  
**Ernie H. Schmidt, Member (District 3)**  
**Steve D. Bellesine, Member (at large)**

- 1) **Call to Order:**
- 2) **Roll Call:**
- 3) **Approval of Agenda:**
- 4) **Approval of Minutes:**
  - A. Planning Commission and Board of Zoning Appeals Minutes of April 16, 2013 Meeting (Enclosed) - *Submitted by Jackie M. Keim, Recording Secretary*
- 5) **Joint Board of Appeals:** Motion to recess the Joint Planning Commission and convene the Joint Board of Zoning Appeals.
- 6) **Continued Public Hearing: Case No. BZA-V-04-2013** Requesting three individual variances of 1) Lot width reduction of 6.5 feet from the required 80 feet lot width limitation, 2) Front yard setback reduction of 2 feet from the required 15 feet front yard setback limitation, and 3) Lot size reduction of 1,841.5 square feet from the required 10,000 square feet lot size limitation for the purpose of constructing a manufactured home on property zoned as the R-1 Single-Family Residential District.

Location: 816 E US Highway 160, Danville, Kansas  
Applicant: Charles Olivier Trust  
Agent: Barbara Shrum, Trustee  
(*Variance Check List and Reports Enclosed*)
- 7) **Public Hearing: Case No. BZA-CU-05-2013** Conditional Use to establish a contracting shop for roofing with outside storage on property zoned as B-2 Service Business District.

Location: The Northeast corner and the Southeast corners of the intersection of Oak Street and Eighth Street in Harper, Kansas.  
Applicant: Greg Stierwalt  
(*Conditional Use Check List and Report Enclosed*)

*Note: The following items will not be heard before 7:30 p.m.*

- 8) **Public Hearing: Case No. BZA-CU-06-2013** Conditional Use to establish a contracting shop for general construction with outside storage on property zoned as B-2 Service Business District.

Location: The Northwest corner of the intersection of Central Street and Seventh Street in Harper, Kansas.

Applicant: Tim Rinke

*(Conditional Use Check List and Report Enclosed)*

- 9) **Joint Board of Appeals:** Motion to adjourn the Joint Board of Appeals and reconvene the Joint Planning Commission.

- 10) **Public Hearing: Case No. SU-06-2013** Special Use to establish a 100' monopole radio and microwave communication facility in the I-1 Industrial District.

Location: Northwest of the intersection of Pine Street and Sixth Street, Harper, Kansas.

Applicant: Wheatland Electric Cooperative Inc.

*(Special Use Check List and Report Enclosed)*

*Note: The following items will not be heard before 8:00 p.m.*

- 11) **Public Hearing: Case No. SU-07-2013** Special Use to establish a 400' radio and microwave communication facility including a shelter and emergency generator in the A-2 Agricultural District.

Location: Approximately ½ mile South of NW 160 Rd and NW 10 Ave, Harper County, Kansas.

Applicant: Denzil and Teryl Reed

Agent: Wheatland Electric Cooperative Inc.

*(Special Use Check List and Report Enclosed)*

- 12) **Public Hearing: Case No. SU-08-2013** Special Use to establish a Commercial Wind Energy Project in the A-1 Agricultural District.

Location: Approximately ½ mile South of NW 150 Rd and NW 120 Ave, Harper County, Kansas.

Applicant: Stephen A Drake

Agent: Flat Ridge 2 Wind Energy LLC

*(Special Use Check List and Report Enclosed)*

**13) Zoning Administrator's Report**

- A. Permit Activity
- B. Proposed additional regulation change.
- C. Proposed budget review.

**14) Unfinished Business:**

**15) New Business:**

- A. Conditional Use BZA-CU-12-04 – Outside Patio – Extension of Time
- B. Election of Officers
- C. Focus Group Meeting Outline

**16) Adjournment:**

**CC:** Joint Planning Commission and Board of Zoning Appeals Members, Zoning Administrator, County Commissioners, County Administrator, County Clerk, County Solid Waste Manager, County Attorney, County Sanitarian, County Extension Agent, Economic Development Coordinator, Sunflower RC&D, City Clerk Liaison Representatives, Planning Consultant, City of Anthony P & Z/ED Coordinator, Applicants, Agents and Persons Requesting Copies

***Note: Planning Commission Members:***

***If you are unable to attend, please call 620-842-6018 by 2:00 p.m. Friday, May 17, 2013***