

Lyon County Planning
Regular Meeting

TO: Lyon County Planning/Appeals Board; Board of County Commissioners; County Counselor; County Clerk; the Emporia Gazette; and KVOE Radio
DATE: Wednesday, December 11, 2024
TIME: 7:00 P.M.
PLACE: Lyon County Annex, 402 Commercial St. 1st Floor Conference Room, Emporia, Kansas

MINUTES

- ***Chair Langley called the meeting to order at 7:00 P.M.***

- ***The introduction of Board Members.***

Aaron Davis
Mike Langley
Phil Mott (Absent)
LeRoy Boline
Robert Dieker
Erica Waechter
Asa Phillips

Others present:

Samuel Seeley	Joseph Wendling	James Langley	Steven Bazan	Cathy Pimple	Holly French
Ester Knobloch	Shirley Langley	Dorothy Blaufuss	Vicki Hoelting	Solomon Smallback	Danielle Cottman
Rubio Hanario	Ashonte Tell	Dan Coble	Chuck Samples-KVOE	Michelle Smallback	Justin Givens
Jerry Campbell	Larry Finley	Molly Priest	Amanda Davis-Gazette		

- ***Minutes.***

Motion: To approve the minutes of the July 10, 2024, meeting, as amended.

Davis (Boline) 6-0

- ***Unfinished Business.***

None

- ***Confirm Jurisdiction. -Confirmed.***

- ***Public Hearings.***

Chair Langley declared a conflict of interest and left the room. Vice-Chair Mott was absent. Member Davis assumed the role of conducting the meeting.

Application CUP2024-5

A request for Agriculture Conditional-Use "Event Space" by Danielle Cottman, owner of the following areas:

THE EAST HALF OF THE NORTHWEST QUARTER (E1/2NW1/4) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 11 EAST OF THE 6TH P.M. LYON COUNTY, KANSAS. **1027 Road 70**

Staff Comment

Staff recommends approving the application for an Agriculture CUP Event Space.

Reasons;

- The County Engineer has been contacted and has no issue with using this site.

When considering the factors of the LC-Z regulations (8.8.3.a.8)

- The parcel types and uses in the area are all zoned (A). This property will remain (A) but will be given a CUP.
- The subject property is suitable for the use.
- There is no data available that this will affect nearby property values.

Conditions (recommended)

- All parking shall be off-street parking.
- A Short-term Rental Application shall be submitted each year for the two overnight rooms.
- If Signage is proposed, a sign permit shall be required.

- Approval of wastewater system by Lyon County Health and Environment.

Discussion Followed

In Favor

Michelle Smallback-(Partner in Venture) and Danielle Cottman- (Landowner)

The family had a wedding and remodeled the barn. For the wedding only. They want to begin offering an affordable option for other events. It also includes two (2) overnight rooms and a sitting room.

The barn is 3200 square feet with two closets, a 10x30 stage, a DJ box, two ADA-compliant bathrooms big enough for changing, and a small kitchenette. It has been named Pape Place, after Virgil Pape and his family, as this is the Pape homestead. A modest gravel patio on the east side has boundary fences, chairs and tables, and firepits.

The barn will hold around 250 people (and more if you utilize the patio). It would be a terrific place for receptions, reunions, celebrations of life and death, or just simple gatherings. I want to offer it at affordable prices, and I'll provide a small discount to residents of Olpe.

Solomon Smallback-Believes this would be a good thing and opportunity for the area.

Opposition

Common Concerns about the Application-

Affect on Property Values

Parking and Traffic

Safety of the Public (Fire, children, etc.)

Impact on the aesthetics of the area (Sound, etc.)

Alcohol onsite

Dan Coble- Opposed.

Dorthy Blaufuss- Opposed.

Joe Wendling- Opposed. It will affect the integrity of the area, asking after the fact. There is no need for this because the Knights of Columbus Hall exists.

Vicki Hoelting- Opposed. It will ruin the peace and quiet of the area.

Board

Member Deiker- stated his concern about the lack of information and the need for more time.

Alcohol use, Frequency of use, proximity to foster home, and State requirements.

Member Waechter- agreed and questioned whether or not it fits the neighborhood's character.

Member Davis- agreed and was concerned about noise levels.

Member Boline- is concerned with the structure's safety and liability for this use.

Motion:

To recommend approval of Application# CUP2024-5 from Agriculture to Agriculture CUP "Event Space."

Phillips (No second) motion dies, No Vote.

Result- The planning did not make any other motions, so the recommendation is to deny the request.

Chair Langley returned to the meeting and resumed conducting it.

Application TA2024-2

The proposed language regarding a text amendment to the Lyon County Zoning Regulation for "**Licensed Medical Facilities.**"

Staff Comment

Research and consultation have been done for the proposed text amendment.

Discussion Followed

In Favor

Cathy Pimple- Thanked the Boards for considering the text change.

A CUP gives pause to allow the community to review proposed projects.

The Amendment creates clarity, defines terms, and determines duplication of services.

Jerry Campbell- Duplication of Services Concerns
For vs. Non-Profit institutions need to be considered
The threat to Rural hospitals is real.

Steven Bazan- Preserving the County Hospitals
Allows the community to have a say
Provides for proper study and due diligence.

Ester Knobloch- Protects the Health and Wellbeing of the Community.

Larry Finley- Worried about the debt from NRH closure could come back on the community.

Opposition
None.

Board

Member Deiker- Had a question about the Tax exempt status of different entities. It was answered that this is not an issue related to this application.

This text amendment is for the County only, not the City.

Motion:
To recommend approval of Application# TA2024-2, A text amendment to the Lyon County Zoning Regulations for
"Licensed Medical Facilities."

Deiker (Phillips) 6-0

- ***Other Business.***

None

- ***Training***

- ***Mileage Vouchers. -Completed.***

- ***Adjournment.***

- **Motion:**
To adjourn the Planning Board Meeting at 8:16 P.M.

Boline (Deiker) 6-0

Respectfully Submitted,



Samuel Seeley, P/Z/FPM Director
Lyon County Planning and Appeals Board