

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, March 12, 2025
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
LeRoy Boline
Robert Dieker
Erica Waechter
Vacant

Others present:

Samuel Seeley	Joseph Wendling	Barb & Jim Kuhlman	Joe & Melanie Kerwin	Eric & Lynnette Schreiner
Achilles Gudgean	Shirley Langley	Ashonte Smallback	Dan Coble	Solomon Smallback
Danielle Cottman	Charlie & Lindsey Snead			

- ***Minutes.***

Motion: To approve the minutes of the December 11, 2024, meeting, as amended.
Waechter (Dieker) 6-0

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

- ***Election of Officers.***

Motion:
The Board is to remain as follows;

Planning Board
Chair- Member Langley
Vice-Chair- Member Mott
Secretary- Samuel Seeley

Appeals Board
Chair- Member Davis
Vice-Chair- Member Deiker
Secretary- Samuel Seeley

Deiker (Davis) 6-0

- ***Unfinished Business.***

Chair Langley declared a conflict of interest and left the room. Vice-Chair Mott conducted 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

The Board of Lyon County Commissioners returned this application with instructions to obtain more information, address concerns, and return with a clear recommendation for approval or denial.

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

Reasons;
See attached 8.8.3.a.8 document.

Conditions that could be placed on the application

- Hours of Operation.
 - Alcohol restrictions, types allowed, proof of license. (State)
 - Capacity Limit. 3,400 +/- Sq ft max banquet style would be 283 round tables
 - Light Pollution Mitigation Plan.
 - Requirement for Security at Events.
 - Length of permit approval. Such as yearly renewals
 - Approval of Wastewater system by Health and Environment.
 - Sound Level Requirement. 85-95 dB typical.
 - State Fire Marshall Approval
 - All parking shall be off-street parking. No on-street parking will be allowed.
 - Statement from the County Engineer.
 - Natural screening of parking area.
-
- A Short-term Rental Application shall be submitted each year for the two overnight rooms. 7.6
 - If Signage is proposed, a sign permit shall be required. 7.15

Discussion Followed

The Public was allowed to make comments and pose questions.

Dan Coble- Had concerns about parking. Opposes the application.
Lindsey Snead- Concerned about late-night activities and the safety of the events. Opposed.
Joseph Wendling- Believes that it is not compatible with the Comprehensive plan.
Wanted more transparency from the landowner on other improvements to the property.
Worried about the pressure on local infrastructure. Opposed.
Melanie Kerwin- *Worried about the dangers that could come up with alcohol use.* Opposed.

Board

Member Mott- Parking would be off-street only.
Housing Regs and wastewater permitting exist to address issues outside of this application.
Party and Alcohol use is not part of our scope.
Conditions will address most concerns.
Member Boline- He wanted to ensure that water, wastewater, and state fire marshal standards were followed.

Motion:

To recommend approval of Application# CUP2024-5, 1027 Road 70, from Agriculture to Agriculture CUP "Event Space," with conditions;

Reasons;

- See attached 8.8.3.a.8 document.

Conditions: (Must be complied with to maintain permit);

1. Hours of Operation. All events shall end at midnight.
 2. Alcohol restrictions, types allowed, proof of license. (Provided by State)
 3. Capacity Limit. 250 Occupants
 4. Light Pollution Mitigation Plan. (If lighting is installed).
 5. Requirement for Security at Events.
 6. Length of permit approval. A yearly administrative renewal will be required.
 7. Approval of Wastewater system by Health and Environment.
 8. Sound Level Requirement. 85-95 dB typical.
 9. State Fire Marshall Approval
 10. All parking shall be off-street parking. No on-street parking will be allowed.
 11. The Parking Area shall be screened naturally. (Evergreens)
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12. A Short-term Rental Application shall be submitted each year for the two overnight rooms. 7.6
 13. If Signage is proposed, a sign permit shall be required. 7.15

Dieker (Waechter) 5-0, 1 conflict of interest

Chair Langley returned to the meeting and resumed conducting it.

- **Public Hearings.**

None

- **Other Business.**

None

- **Training**

- **Mileage Vouchers. -Completed.**

- **Adjournment.**

- **Motion:**

To adjourn the Planning Board Meeting at 7:44 P.M.

Boline (Deiker) 6-0

Respectfully Submitted,



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

APPROVED