

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, June 11, 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	John Ingold	Mark Remmert	Sam Remmert	Nate Passmore
Ashia Passmore	Garrett Bengamin	Matt Miller	Brandon Thompson	

- ***Minutes.***

Motion: To approve the minutes of the May 14, 2025, meeting, as amended.

Deiker (Mott) 6-0

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

- ***Unfinished Business. -NONE***

- ***Public Hearings.***

Application Q2025-02

A request for Agriculture Conditional-Use "Rock Quarry" by Rockland Stone, Leaseholder, of the following area: THE EAST HALF OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 10 EAST OF THE 6TH P.M., LYON COUNTY, KANSAS. **100 BLK OF ROAD 140**

Opposition

There has been no formal written opposition submitted for this application. However, verbal opposition has been expressed.

Staff Comment

Staff recommends the application be recommended for approval as a Conditional Use Permit for a "Quarry" in an Ag district.

Reasons;

- Section 2.5 Permitted Uses. Industrial. Resource Extraction, with the appropriate permit
- Section 7.17 Quarry Regulations.
- It also aligns with the goals and objectives of PlanELC, Section 3. Planning Element I. Objective 4. To not rezone agricultural land outside of a formal zoning process.
- The public health, safety, and welfare will be protected, as set out in this application under: Operations, Controls, and Reclamation. This is located in a sparsely populated rural area and is well-suited to such an environment.

Suggested condition:

- Section 7.17 must be complied with regarding all applicable regulations.
- Letter from the State Historical Society
- Proof that Subcontractors are adequately insured.
- No more than 15 trucks per week
- All studies required by law be completed

Discussion Followed

In Favor

Matt Miller, Rockland Stone, Applicant

This is a non-blasting quarry, no crushing, Will have insurance and bonds in place, Reclamation matters and will be done. 20ft or less in depth, Using Block Scales and trucks

Nare Passmore, Rockland Stone, Owner

10 Trucks per week, Quality of stone has yet to be determined, There is an alternate route in Chase County if needed

Ashia Passmore, Rockland Stone, Owner

2/3 of employees are from Lyon County, Contracting is with local companies

Opposition

Brandon Thompson- Wanted to know if there was an alternate route, would they be using Road 130, and What affect will it have on the creek and stormwater?

Mark Remmert- Wanted clarification on the Boundaries of the Quarry, Crushing, what Road and Bridge reported. Also wants more accurate economic impact informaton

John Ingold- Worried about the road usage and safety of travel

Board

Members- Asked a few clarifying questions and considered the request to lower the liability insurance limit.

Motion:

To recommend approval of Application# Q2025-02, granting a change from Agriculture to Agriculture CUP "Quarry," with conditions;

Reasons;

- Section 2.5 Permitted Uses. Industrial. Resource Extraction, with the appropriate permit
- Section 7.17 Quarry Regulations.
- It also aligns with the goals and objectives of PlanELC, Section 3. Planning Element I. Objective 4. To not rezone agricultural land outside of a formal zoning process.
- The public health, safety, and welfare will be protected, as set out in this application under: Operations, Controls, and Reclamation. This is located in a sparsely populated rural area and is well-suited to such an environment.

Suggested condition:

- Section 7.17 must be complied with regarding all applicable regulations.
- Letter from the State Historical Society
- Proof that Subcontractors are adequately insured.
- No more than 15 trucks per week
- All studies required by law be completed
- 2 million liability Insurance Policy (as approved by the LCPAB)

Deiker (Mott) 6-0

• ***Other Business.***

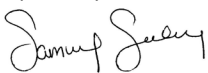
• ***Mileage Vouchers. -Completed.***

• ***Adjournment.***

- **Motion:** To adjourn the Planning Board Meeting at 7:45 P.M.

Deiker (Waechter) 6-0

Respectfully Submitted,



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