

**MINUTES OF THE  
MIAMI COUNTY PLANNING COMMISSION  
April 2, 2024**

**MIAMI COUNTY ADMINISTRATION BUILDING  
COMMISSION CHAMBERS  
201 SOUTH PEARL STREET  
PAOLA, KANSAS 66071**

**ATTENDANCE**

|                                 |                                                                                       |
|---------------------------------|---------------------------------------------------------------------------------------|
| <b>CHAIR:</b>                   | Kelli Broers                                                                          |
| <b>VICE-CHAIR:</b>              | Topher Philgreen                                                                      |
| <b>PLANNING COMMISSION</b>      | Randy Kitchen, John Menefee, Joe Flake, Phil Elliott, Mark Raney, and Bret Manchester |
| <b>ABSENT MEMBERS:</b>          | Joshua Brown                                                                          |
| <b>EX-OFFICIO MEMBERS:</b>      | None present                                                                          |
| <b>PLANNING DIRECTOR:</b>       | Kenneth Cook                                                                          |
| <b>ASST. PLANNING DIRECTOR:</b> | Jennifer Koehn                                                                        |
| <b>PLANNER:</b>                 | Not present                                                                           |
| <b>PC SECRETARY:</b>            | Casey d'Augereau                                                                      |
| <b>COUNTY COUNSELOR:</b>        | Not present                                                                           |
| <b>ECONOMIC DEVELOPMENT</b>     | Not present                                                                           |
| <b>COUNTY COMMISSION:</b>       | None Present                                                                          |
| <b>COUNTY CLERK:</b>            | None Present                                                                          |
| <b>PRESS:</b>                   | None Present                                                                          |

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**CALL TO ORDER**

Chairman Kelli Broers called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Roll Call was taken with eight (8) members present, making a quorum.

**DISCLOSURE OF ANY EX PARTE COMMUNICATIONS OR POTENTIAL CONFLICTS OF INTEREST**

There were none.

**ADOPTION OF THE AGENDA**

Menefee moved to adopt the agenda. Elliott seconded, and the motion passed unanimously (8-0), via show of hands.

**CONSENT AGENDA**

- Minutes:
  - Approval of the February 27, 2024, Planning Commission Minutes
  - Approval of the March 5, 2024, Planning Commission Minutes
- 24001-SUB: Davey Farm Subdivision

Elliott moved to approve the Consent Agenda as presented. Menefee seconded, and the motion passed unanimously (8-0), via show of hands.

**Old Business:**

**23009-CUP: Cricket Fields Conditional Use Permit**

Broers opened 23009-CUP: Cricket Fields at 7:02 p.m.

Cook presented the Staff Report. Cook stated on February 6, 2024, the Planning Commission recommended for approval the Conditional Use Permit (CUP) for 23009-CUP, Cricket Fields, to the Board of County Commission. There was a valid protest petition filed by some of the surrounding neighbors which required a  $\frac{3}{4}$  majority vote by the County Commissioners. This item was brought before the County Commissioners on March 6, 2024. After deliberation by the County Commissioners, a motion was made to return this item for additional review and consideration by the Planning Commission and to consider the following:

- If dust control should be required as a condition of the CUP.
- If a one-year review should be required as a condition of the CUP to make sure the applicant is operating in compliance with the conditions of the CUP.

Cook stated when Miami County has considered CUPs, part of the consideration has included the impact



on roads including the quantity of traffic considered as being significant and require consideration for improvements to the roads or dust control. Cook stated in reviewing past Conditional Use Permits (CUP) the traffic consideration was based on a property being developed at a 10-acre density with approximately 10-trips per day. In this case, a 30-acres property could be assumed to generate 30 trips per day. This traffic volume would then be compared to the traffic being proposed. Cook noted in this case there will only be 3-weeks where traffic volumes would be higher than if the property were developed for residential use. The traffic generated for the cricket fields throughout the remainder of the year would be substantially less than what would be anticipated if the property were developed at a 10-acre density including that no traffic would be generated for 6-months of the year. Cook noted that county appears to have typically required dust control when the traffic volumes for a proposed CUP were higher than what would be anticipated if the property were developed at a 10-acre density. Cook referred to CUPs approved for commercial stables on gravel roads, and which had larger traffic counts that were not required to provide dust control. Cook stated the Board of County Commissioners asked staff to look into the probable cost to the applicant if dust control is required as a condition of approval. Cook worked with the Road & Bridge Department and while dust control is provided by an outside company, the estimated cost was \$3,290 annually. Cook noted the Road & Bridge Department's recommendation that the quantity of traffic anticipated to be generated as part of the proposal is not significant enough to require dust control.

Cook noted the other item the Board of County Commissioners asked the Planning Commission to consider was related to review prior to the expiration of the CUP. Cook stated the CUP for the expansion of Living Proof Church had included a 10-year term for the CUP, but also required an annual review for the operation of the ballfields. Cook noted there were two annual reviews of the Living Proof Church CUP before the Planning Commission determined no additional annual reviews were necessary.

Cook noted Johnson County recently approved a soccer complex on 54.4-acres for a 10-year term with a requirement for a *"5-year report to the BOCC from applicant with public comments taken, presented within the BOCC's regular Business meeting for the BOCC to take Action of Acceptance."* Cook stated if the Planning Commission were to determine a condition should be included as part of the approval of the CUP requiring the applicant to provide a 1-year report to the Board of County Commission Staff suggests it be similar to the Johnson County soccer complex condition mentioned above.

Cook noted the following three (3) options for the Planning Commission:

- 1) Return the Planning Commission's original recommendation and provide reasons for said resubmittal.
- 2) Approve a new and amended recommendation with updated Findings and Conditions.
- 3) Amend the Planning Commission's original recommendation and submit a recommendation to deny the request with updated Findings.

Cook stated the applicant and applicant's representative are present tonight.

Flake asked for clarification on where dust control would be required.

Cook stated Road & Bridge considered any property with a house near the road. The dust control is applied by a third party and the minimum road length to be treated is 300-feet. Cook noted some of the houses overlap and that was taken into consideration by Road & Bridge when presenting the cost estimate.

Manchester made note of the protest petition and noted comments were included in the protest petition

regarding a 4-acre property located across the street being put up for sale following the Planning Commission recommending approval of 23009-CUP. Manchester asked if a house is put on that property will it be included in the dust control.

Cook stated the 4-acre property in question is not on the route to the subject property but is past the entrance. Cook also noted the Board of County Commissioners packet included a response prepared by the applicant expressing concern for if all information presented in the protest petition was accurate.

Manchester stated he would agree with the 1-year review discussed by the Board of County Commissioners should the proposal be approved. Manchester believes dust control to the maximum should also be required.

Raney stated looking at the map he only sees 10-houses on Spring Valley Road which means 100-trips per day for normal residential use on the road.

Cook agreed.

Raney asked for clarification on the dust control, and which homes it will be mandated on.

Cook stated when dust control is required as a Condition the applicant typically has to provide dust control in front of all houses on route to the subject property.

Raney noted the existing use includes traffic that is orders of magnitude more than what is being proposed as part of the cricket field operation and yet there is a claim that this operation triggers the requirement for dust control in front of all of those homes.

Cook noted the properties across the street were recently created as part of a four (4) lot agricultural preservation subdivision which was approved in the last couple of years and noted the three small residential lots would be anticipated to generate 30-trips per day if developed.

Raney noted the Cricket Fields is primarily a summer activity, there will be southerly winds mostly with any dust coming off of 299<sup>th</sup> St will go onto the Cricket Fields and the dust on Spring Valley Rd will go up and down the road and could be considered minor compared to the existing traffic.

Raney stated this request appears to be completely disproportion to the use. Raney stated he can agree with some sort of a check-off in a year to make sure traffic levels are within the limits proposed but believes dust control is an unreasonable request of the applicant.

Menefee confirmed Raney was saying the dust control is an unreasonable request.

Raney stated in terms of what the applicant is proposing, yes.

Menefee asked when the Planning Commission makes their recommendation tonight, it will go back to the Board of County Commission, will it still require a super-majority from the Board of County Commission since the protest petition is still in place.

Cook stated yes.



Elliott stated he is a numbers person and assuming Cricket Fields makes 50-trips on an event day on 3-days per event is approximately 450-trips per year; assuming there is 6-months-worth of practices with 1-practice per week with 30-trips there will be approximately 720-trips per year; for a grand-total of 1,170-trips per year. Elliott stated if 1-house is put on the subject's 30-acres at 10-trips per day that will be 3,650-trips per year, which is more than 3-times the traffic anticipated for the cricket field. If 3-houses were added to the 30-acres they will create almost 9-times the trips than the potential traffic from the proposed Conditional Use Permit (CUP). Elliott referred to the comparison provided of Living Proof Church and stated using 40-vehicles, 52-weeks per year is 2,080-trips per year. If they hold 4-events with 40-trips is another 166-trips, daycare 50-weeks per year is 5,000-trips for a total of 7,240 to 15,000 trips per year. Elliott stated he feels the proposal is a very minor impact. Elliott stated if an event takes place after a rain there will be no dust generated, and believes it will be questionable if there will be dust or not 3-weekends per year. Elliott believes dust control is an unnecessary burden on a minimal impact. Elliott agreed with Raney there's no problem with a 1-year Staff review but cannot support the dust control.

Kitchen asked Elliott for clarification on number of trips per year or 6-months.

Elliott stated the numbers are based on 6-months out of the year as the other 6-months there are no events.

Menefee stated he has no problem with a review after 1-year but believes it is grossly unfair to compare this Conditional Use Permit (CUP) to the Living Proof CUP. Menefee stated they are as different as night and day and the intensity of use. Menefee stated he drove by at least 3-houses with indoor practice facilities they don't have a CUP, they are practicing pitching and everything else. They are located on gravel roads and it's a lot higher intensity than the Cricket Fields. Menefee believes if it were baseball fields there would be no questions asked, but its Cricket Fields and it has people up in arms.

Elliott stated in the County Regulations it talks about uses that accessory to the primary use and believes the only reason this application is present is because the current use of the subject property is AG use, and a Cricket Field is not an accessory use to an AG property.

Kitchen stated he is still trying to understand the trips per day, and stated if 10-trips per day per house is 1,000 trips divided by 180 isn't that 5.

Elliott stated it is still 1 ½ times more than the Cricket Field for 1-house, but has the potential to be 3-houses on the subject's property.

Kitchen stated the people that are against this are the people that live on the nearby properties.

Broers stated the primary use for the subject property is AG use.

Kitchen stated they are charging for the events.

Broers stated they are no longer charging any fees.

Cook stated as part of the CUP, if it is approved for operation of the Cricket Field, then they could charge if they wanted to. If someone were to develop Cricket Fields or practice facility at a residential house and they charge for that then a CUP is required because that will be considered a commercial business.

Cook noted he performed some additional research after he completed his memo. Cook asked if anyone remembered the Mazza Horse Facility that was approved through the CUP process years ago. No dust

control was required as part of the operation, it was anticipating 32-35 trips per day. If the 80-acres had been developed it would have created 56-80 trips per day. Cook noted this provided another comparison of a case in which dust control was not required.

Broers stated this was represented as it would not be a commercial use and the CUP was approved based on the conditions that were presented to the Planning Commission and so they should not be charging fees under the terms of the CUP. Broers stated Living Proof Church is more like a commercial type use and asked if Staff was able to find any other CUPs that were non-commercial use that required dust control.

Cook listed a few that he had noted:

- Stone Farms - anticipated 4-customers per day, they were not required to provide dust control
- H&R Contractors – lawncare business, they were required to provide dust control and anticipated 10-20 vehicle trips per day. Staff anticipated 30-trips per day.
- Buhle Plumbing – required to have dust control if more than 20-business trips per day or if they ever had 5-plumber employees. If they kept the trips and employee numbers below these number, no dust control was required.

Cook stated he also found a few that did not require dust control because dust control was already being provided on those roads. As the County no longer provides dust control which, this creates a different scenario. Cook stated there was one other stable that was not required to provide dust control because there was less traffic projected than if the property were to be developed at the 10-acre density.

Philgreen stated for clarification a protest petition that triggers a super-majority is not an uncommon thing it just means enough neighbors have come together to say they want a super-majority to make sure it is a good decision and not a quick decision. Philgreen asked if the Planning Commission sends it back to the Board of County Commission stating they stand by their original decision does that mean that the Planning Commission approves the Conditional Use Permit (CUP), and no dust control is required by the applicant.

Cook agreed.

Philgreen stated the neighbors of the subject's property bought the properties and have been there long time ago, they are used to the dust. Philgreen stated it is not worth it to put this kind of onerous obligation on the homeowner. Philgreen asked Staff for a reminder of the second issue the Board of County Commission asked the Planning Commission to look at.

Cook replied to consider a one-year review. The approval recommendation from the Planning Commission to the Board of County Commission was for a 10-year term without an annual review. In discussing other cases with similar requirements, Living Proof Church had both of the issues being discussed. In the conditions for Living Proof's CUP there was an annual review on the ball fields.

Philgreen asked if the one-year review will be left with Staff or will it come back to the Planning Commission for review.

Cook stated the way Johnson County did theirs was that there would be notices sent to the surrounding neighbors and the Johnson County Board of County Commission were to hold this at a regular Board of County Commission meeting.

Philgreen stated his hope is that the County isn't going to start a lot of one-year reviews, it seems to be



too much.

Cook stated he is aware of a couple of CUPs with Miami County that have an annual review on them. One he recently discovered is to have annual reviews and he doesn't believe the annual reviews have been done and the other Cedar Cove.

Broers stated for the record Cedar Cove is home of tigers.

Cook stated the one that the annual reviews have been missed are on a CUP that is located in an area that was part of a growth area for one of the cities and is now back under county jurisdiction. Cook speculated that this annual review was lost in one of the transitions between the property being under city or county regulations.

Kitchen asked what the surrounding neighbors' concerns were, did the conditions come from the neighbors' concerns?

Cook stated the conditions Staff noted were based off of similar conditions placed on other CUPs. The 10-year term is consistent with most of the CUP applications; hours of operations are typically added to events; other conditions came from similar CUPs although there are no other CUPs that are exactly like this. There were a few conditions that handled more specific items to this proposal, such as screening for the port-a-potties and cargo container (used for storage).

Flake asked if dust control is annual.

Cook stated yes, there is only one time of a year that the dust control can be done.

Flake asked when the time period for the dust control is.

Cook stated it is springtime, within the next couple of months, and believes the deadline is April/May. Cook noted roads that have been treated for dust control aren't supposed to be graded as the grading will ruin the dust control.

Elliott referred to Johnson County's example for the review and asked who would be physically responsible for sending the notices to the surrounding neighbors.

Cook stated in the updated Fee Schedule there is a Miscellaneous Application section that requires a \$100 fee for Staff reviews. If the review requires Staff and "other reviewing body" then the fee is \$500.

Elliott stated he wants to make sure the Planning Commission recognizes this will be a fiscal burden if a review is added to this as well.

Broers invited the applicant or his representative to the podium at 7:47 p.m.

Neal Woodworth, 7200 W 132<sup>nd</sup> St, attorney for the applicant, stated what he had planned on saying has already been said by both Staff and the Planning Commissioners. Woodworth emphasized this is a private and personal use only. Woodworth doesn't believe the church comparison isn't applicable to this application, very few trips in both residential and commercial.

Woodworth referenced the dust control and stated in the 1,000-foot area only 27% signed the protest petition and of the 27% there is only one (1) property owner that lives on the corner that will be affected

by cars driving by the property. Woodworth believes that property owner was present at the Planning Commission meeting February and stated she already does dust control on her corner with the cost being around \$800. There are three (3) properties North of 299<sup>th</sup> Street one (1) of which doesn't have a house on it and traffic turns right before getting to those two (2) properties. The remaining homes are East of the subject property and the traffic coming to the site will not affect these properties and doesn't believe any dust control should be required in front of these homes. Woodworth stated Road & Bridge has recommended that dust control is not necessary. Woodworth believes it is disproportionate for them to go all the way to 311<sup>th</sup> Street when there are 11-homes on Spring Valley Road.

Woodworth referred to a subdivision of the four (4) lots on the South side of 299<sup>th</sup> Street that will add 40-trips per day when people live there and there is one (1) house currently under construction which is one of the protesters. This property owner indicated through an email to Woodworth that dust control is not her concern, her concern is the use, not the traffic.

Woodworth stated if the owner on the corner is already doing dust control, he questions how many of the other neighbors are also participating in the dust control program. Woodworth has been waiting for a call back from Scottwood Industries for a quote on dust control but does have the quote for dust control. The only estimate he has is the one provided by the County.

Woodworth stated he believes the cost for dust control will be disproportionate for the use compared to the trips from the surrounding neighbors. Woodworth questioned if the recent subdivision that was approved on the South side of 299<sup>th</sup> Street was protested or if dust control was required.

Woodworth asked if it's a residence is dust control required as part of building a residence.

Cook noted a residence is a permitted use in that district and there is no requirement for dust control for residents or any other use permitted by right. The only time dust control is required is part of a Conditional Use Permit (CUP) process because it is an operation that is different and might have additional impacts than what would typically be found on a residential property.

Philgreen asked if it will be an onerous obligation for the owner to pay \$3,500 per year for dust control.

Woodworth stated absolutely.

Philgreen asked if the cost of the dust control would make it difficult for the applicant to continue with this.

Woodworth stated the applicant would rather build a house on the subject property and then do it in his backyard.

Manchester asked if he has ever been on a gravel road.

Woodworth stated yes, he has been out to the subject's property.

Manchester asked if he has lived on a gravel road.

Woodworth stated no.

Manchester stated the applicant probably hasn't lived on a gravel road either. Manchester stated there are 24-homeowners within 1,000-feet of the subject property. Manchester stated most wind is out of the South



during the summer. Manchester used Indianapolis as an example and stated the dust on Indianapolis goes over 1,000 feet and when at a stop sign on a side road a person has to wait until the dust settles before pulling onto the road.

Philgreen noted if a person buys property in the country on a country road they know exactly where they are moving. If the person doesn't want to be on a country road with dust, then the person needs to move to town.

Woodworth asked to allow the applicant to speak.

Hussnain Fazal, 17100 Stearns St, stated he came to the United States as a teenager and attended high school in Oklahoma City and completed his undergrad in Oklahoma. Fazal stated he wanted to serve and has served as a contractor (unintelligible) and served for last 13 plus years and is currently doing weapon service cyber security protection. Fazal stated he purchased the land with the plans to live there or build a summer home or something to that affect. Fazal stated the people that have signed the protest petition are using social media to make this go "South", in his opinion.

Fazal stated this is a way for him to play with his kids, 6 & 7 years old, and their friends and there is nowhere else with a proper field for them to play their sport. Fazal stated if his son decides not to play next year he doesn't want the burden of added cost.

Fazal stated he has met and visited some of the neighbors. Fazal stated there has been talk of more restrictions, he doesn't understand why there might be more restrictions. Fazal stated he is trying to follow the procedure. Fazal thanked the Planning Commissions for their decision no matter what it will be.

Manchester asked if the applicant learned anything about what he did on the subject property without a permit. Manchester stated living in Overland Park, KS he can't spit on the sidewalk without a permit. Manchester stated the applicant has been working on the subject property for over a year pouring concrete and working on other stuff and that is why the applicant is present because people complained. Manchester stated the applicant has a good education and should know about permits.

Fazal stated that is why he is here, to request a permit.

Manchester stated the applicant should have gotten a permit before building.

Fazal stated he didn't build anything other than a 12 X 4 concrete pad that can be used for parking and other possible uses and the remaining property is only grass and seed and has been graded.

Broers asked for clarification from Staff that there is no permit required to pour a concrete pad.

Cook stated no construction permit is required for anything that has taken place on the subject property it is only the CUP issue with the field.

Manchester stated if there are tournaments there that have been advertised and someone gets hurt then...

Kitchen asked Staff if a permit would have been needed for the events.

Cook stated there are other types of events that happen throughout the county that happen through a Special Event Application that can be approved by the Board of County Commissioners. A Special Event Application is typically a one-time use with no improvements. Where this application is for multiple

events, practices, and with minor improvements which is why Staff recommended a Conditional Use Permit (CUP).

Broers noted the Planning Commission isn't here to discuss the 1-2 times it occurred without a permit.

Cook agreed.

Broers reminded everyone the only thing being discussed are the two (2) issues the Board of County Commission sent back to them.

Broers opened deliberations with the Planning Commission at 7:59 p.m.

Raney stated if the owner of the subject property decided to go out there every other weekend to have trap-shoot and setup portable throwers and so forth and have 50-60 people on the property shooting there wouldn't be a discussion about the subject property right now. Trap-shoot would be far more intense and justifiable on the subject property. Raney stated in respect to having a review on this Conditional Use Permit (CUP) only wants to see a review clause in place if for some reason the use ended up radically different than what was proposed, meaning the applicant holds 4-State tournaments every other weekend. Raney stated if dust control is an issue for the neighbors to visit with the property owner and work out an agreement amongst themselves prorated based on the impact to the roads but apparently dust control hasn't been an issue up to this point and he doesn't believe there is any justification for imposing this on the applicant.

Kitchen asked if the only difference would be if they are charging, referring to the trap-shoot. Kitchen stated trap-shoot can be shot all day long as long as there are no fees.

Menefee stated under the current proposal the applicant is not charging any fees.

Kitchen stated then the applicant doesn't need a Conditional Use Permit (CUP).

Broers stated that was part of the original discussion.

Kitchen stated if the applicant is not charging an entry fee they do not need a CUP.

Cook noted in the Countryside District (CS) and the AG District, this is located in the CS District, it specifically lists athletic fields and baseball fields as a use that requires approval of a CUP. Cook stated if someone builds a house on the property and want to build a basketball court, tennis court, or something like that outside or in a barn then they are considered as accessory to the primary use of the property. A house would be allowed to have activities like those, and it be considered accessory to the primary use. In this case, since there is no house, the primary use is considered to be the agricultural use or athletic field operation. Cook stated a CUP would be required even if no fees were being charged but, definitely would require a CUP if fees are charged. Some facilities have proposed donations rather than fees, but Staff looks at the use of the property not necessarily if it is commercial or not. Cook noted in the CUP requirements there is a use listed for athletic fields and baseball fields and also a separate use for commercial recreation and sports related facilities. With one of the uses specifically noting a commercial component and the other not including a commercial component, staff had determined there was no need for the charging of fees in order for ballfields to need approval of a CUP.

Kitchen asked why the Board of County Commission asked for dust control to be reconsidered.



Cook stated in the Staff Report it mentions any additional traffic could cause additional dust. Cook stated there was some discussion by some of the neighbors about dust control. There was discussion at the Board of County Commission about requiring dust control, and at that time there was no cost estimate on dust control. Cook stated the applicant expressed concern regarding a condition being added to the operation of the Conditional Use Permit (CUP) when there was no idea of what that cost would be.

Manchester stated for the record the applicant is saying there is no fee and held up a flyer stating the flyer was presented to the Planning Commission at the February Planning Commission meeting indicated \$150 entry fee. If someone would have been injured the applicant would have been held liable, and Road & Bridge said a road to get to the fields would need to support a 75,000-pound firetruck and have room to turn around.

Cook stated there was only one (1) tournament held there the other one (1) was posted but Staff got notice to them prior to any other events and the applicant stopped it and as part of their CUP application it has been specified that they are no longer proposing fees of any kind.

Menefee moved to amend the previously approved 23009-CUP to add a one (1) year review and submit it back to the Board of County Commission as presented previously with the same Findings and Conditions from the February meeting. Philgreen seconded the motion.

Raney asked for clarification the motion is to return to the Board of County Commission with no change.

Menefee noted with the one (1) amendment to add a one (1) year review.

Philgreen asked for clarification on the one (1) year review to be performed by Staff not to come back to the Planning Commission in one (1) year.

Menefee confirmed yes by Staff, he did not mention for a public hearing requirement.

Cook asked for clarification that it is just a one (1) year review not an annual review.

Menefee stated that is correct.

Kitchen stated it is a 10-year term with only one (1) review and for the next nine (9) years nothing.

Broers stated after the one (1) year review it will be complaint based.

Elliott stated complaints or violations will trigger a review by Staff.

Cook agreed.

Menefee stated for the record he is not a fan of the one (1) year review but wants to show the Board of County Commission that the Planning Commission is willing to meet them halfway. Menefee stated he doesn't foresee any issues with the applicant on this.

Elliott stated for the record he would like to thank Commissioner Menefee for his political response. Elliott stated he didn't believe he was going to be as generous in his motion and glad Menefee got there first.

Broers asked d'Augereau to take a roll call vote:

|                        |                      |                       |
|------------------------|----------------------|-----------------------|
| Kelli Broers – yes     | Randy Kitchen - no   | Phil Elliott - yes    |
| Topher Philgreen – yes | Bret Manchester - no | Mark Raney - yes      |
| John Menefee - yes     | Joe Flake - no       | Joshua Brown - absent |

The vote passes 5-3 with Kitchen, Manchester, and Flake voting against.

Broers asked when this will be heard by the Board of County Commission.

Cooked stated April 24, 2024, at 1:00 p.m.

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### **New Business:**

Broers opened 24002-SP: Hillsdale EMS Facility for discussion at 8:11 p.m.

Cook stated a Site Plan application can be approved internally by the Planning & Zoning Director or by the Planning Commission. Cook stated in the past when a person is starting a new use of a property those Site Plans have been presented to the Planning Commission.

Cook presented the Staff Report for 24002-SP. The applicant is seeking approval of a Site Plan for the operation of an EMS Facility with living quarters in the C2 District. This use is considered to be an approved use in the C2 District under Fire Stations. All development of properties zoned C2, Commercial require approval of a Site Plan per Article 19 of the Miami County Zoning Regulations.

Cook noted any new use of a property requires the approval of a Site Plan for the operation. The proposed operation will generally house a crew of up to four (4) people as part of the EMS Facility. Cook stated the floor plan shows three (3) bays, the third bay is a bid alternative. Depending on the bids there might only be two (2) bays instead of the preferred three (3) bays.

Cook noted the subject property is a 20-acre site, for the EMS Facility only one (1) portion of the site is needed. At this time, the full 20-acres is being developed but there is a possibility in the future that the County might look into other possible uses that can occur on the remainder of the site. If any division of the site were to take place the County will need to go through the subdivision process, part of that process will be the development of a road that will provide access to this facility and any other properties created.

Staff recommends the approval of the proposed Site Plan based on the Findings in the Staff Report and with the following Conditions.

### **Conditions:**

1. A final site plan including updates will need to be submitted and shall be logged as the Approved Site Plan. Except as amended by these conditions, the property shall be developed according to the Approved Site Plan. Updates to the site plan shall include:
  - a. Include a notation on the site plan specifying the current Zoning.
  - b. Add reference to the recording information for the Hillsdale Improvement District Easement.
  - c. Landscaping shall be updated to show trees located along Southern property line as being evergreen trees that will provide year-round screening of the residential property adjoining the parking lot & drive aisles.



- d. Additional trees and/or shrubs will be required to be planted North of the facility if/when the drive off of Old Kansas City Road is developed as a public road, in compliance with Section 17-2.03 of the Miami County Zoning Regulations.
- e. Update site plan (sheet C0.1) to remove wall packs and show pole lights.
2. Only the items shown on the site plan are approved at this time. Expansion of use to include other portions of the property shall require new site plan application (including updated stormwater management plan) with review by staff or Planning Commission prior to commencement of activities or issuance of permits.
3. No outdoor storage is proposed.
4. Any future sign(s) or lighting shall meet the standards of the C-2 zoning district and may be approved administratively and permitted as required without being reviewed by the Planning Commission.
5. Development of the site shall comply with all sanitary, building, fire and other applicable county codes and permit requirements.
6. The proposed access entrance shall be constructed to current county commercial standards.

Cook stated Shane Krull, Miami County Administrator, is present as well as Chief Frank Burrow to answer any questions the Planning Commission might have.

Flake asked if there will be a road coming off of Old KC Rd going East and the station to the North.

Cook stated that will be a driveway at this point, but the driveway has been designed to be converted into a road in the future.

Philgreen stated the back half of the subject property is next to a train track and asked if there has been any discussion about the back half of the property.

Cook noted that is where the detention facility is located and a pond. Cook stated to his knowledge there hasn't been any discussion.

Flake stated the ambulance will need to go out North to the street then turn West to Old KC Rd.

Cook stated that is how it will generally happen. There are bays that will be able to exit to the North and to the South.

Flake asked how many calls they run a day and what the projected number of calls is in the future.

Cook stated he will allow EMS answer that question.

Broers invited the applicant to the podium at 8:29 p.m.

Shane Krull, County Administrator, stated the County runs around 4,400 calls per year in this system. Out of the Hillsdale Station, in the four (4) years EMS has been there, it has been around 900 – 1,000 calls per year. Krull stated there has been a change recently in this area; Johnson County Fire District 2 did service that area and subsequently provided BLS ambulance service and the County paid a stipend for the services provided. A couple of years ago when Johnson County Fire District 2 went through a reorganization dissolved the operation standpoint, then Johnson County Fire District 1 took over contract and service

responsibilities. Johnson County Fire District 1 does not provide EMS services to that part of Miami County. It is anticipated for the call volume to grow due to no service coverage, plus Marysville and Ten Mile Townships are growing from the rural residential growth taking place.

Krull stated in respect to the North/South questions the building does load in that fashion, there will be concrete aprons around to facilitate the traffic. There are seven (7) ambulances and four (4) crews. Some of the equipment is being stored at the Louisburg Fire Station, and they would like the County to find a new location to store these things. This is part of the reason for this application.

Krull referenced the "bid" portion of the application and stated the third bay is to facilitate a satellite fire facility in the future to house a vehicle. Krull stated with the escalating of construction prices believes the reality to include a third bay at this time is probably remote, but it hasn't been taken to the marketplace it.

Kitchen asked if it is wise to share the driveway in the future.

Krull stated if it gets to that it will have to be through a platting process. Krull stated when looking into the purchase of 5-acres from the previous owners, the previous owners asked the County to purchase the full 20-acres, the County made an offer and purchased 20-acres instead of 5-acres.

Kitchen stated his concern is if an ambulance is sharing the driveway then when responding to a call what problems that might cause.

Krull stated there is a similar situation with that right now with the EMS Station located at Clover Rd and W. 327<sup>th</sup> St. It's on a public road with a storage business and others take access on that road and it really hasn't been a problem. Krull noted they run with lights and people are supposed to yield to them.

Raney asked if there are federal or State standards requiring lights to be turned on immediately when the emergency vehicle gets on the public roadway.

Krull stated the EMS Chief can speak to that better but believes it will depend on the nature of the call.

Raney stated it won't be appropriate or within the County's control to restrict the use of the sirens given there are residential properties nearby.

Krull believes if responding to a Code Blue call or something to that nature the best, fastest, and safest attempt will be made and that will likely have lights and sirens.

Raney asked so there isn't anything at the County level that can be done about when they use the lights and sirens.

Cook stated Fire Stations are a use that is permitted by right in that district. Cook noted this is a Site Plan review to make sure it is being designed and will be constructed within the guidelines of the Site Plan Standards.

Raney asked that the tree screen specify no white pine as they die too quickly.

Cook stated Staff doesn't typically get specific on the type of trees to use for screening but there have been applicants that have specified the type of tree, and the specific type of tree has been listed in the Conditions as that is what the applicant listed. Otherwise, it is typically noted in the Conditions for some sort of evergreen tree that will provide screening.



Raney noted not all evergreen trees are created equally and since this is intended to be used as screening would like the applicant to choose accordingly.

Raney asked if there is a requirement that night lighting be left on at all time or can the lighting be motioned control.

Cook stated there have been a few cases when the lighting would be on only during operation of a business or during an emergency. This facility will be operated 24-hours per day and with Staff parking in the parking lot there needs to be some minimal lighting allowing them to get to/from their cars safely.

Raney stated one of the primary objectives is to protect the Rural Character of the County lighting at night is a pet peeve. Raney would like to see some emphasis on minimizing the unnecessary ambient lighting at night.

Krull noted there is already a lot of lighting at night because at the intersection of 255<sup>th</sup> St and Old KC Rd there are two (2) convenience stores, outdoor/indoor storage lots, as well as a mechanic's shop, and a converted car wash that has Guardian HVAC. Krull stated each of them have outdoor lighting. Krull stated since the sale of property in that area the new owners seem to dial down the lighting a little bit.

Raney stated it is amazing how dark it is in a city and still have the necessary lighting. Raney believes it is doable and our standards should actively pursue.

Elliott stated there is a chance the County's building code review will address the lighting concern.

Manchester asked how much this will raise property taxes.

Krull stated the four (4) crews are already operating but in a lease agreement across the street. The new owner of the leased property expressed a desire for the County to move out so he can expand operation with one of the other businesses there. Krull stated there is a fair amount of American Rescue Plan Act (ARPA) money that was granted to the County that will go into the new EMS Facility in addition the County has money in the building reserve that will pay for the remaining portion of the building. Krull noted it has not gone out to bid yet and unsure what the total cost will be but thinking in the neighborhood of \$750 thousand. Krull stated this facility was patterned after the two (2) new facilities built in Allen County EMS System.

Broers invited Chief Frank Burrows to the podium at 8:43 p.m.

Chief Burrows stated there will be two (2) person crew, but Miami County EMS does a lot of preceptorships for a lot of the schools and during school the student will ride out of the facility accounting for three people on staff. Chief Burrows stated this facility is already built for growth so in the future if the County grows and needs an additional crew the building will sustain the additional growth. Other arrangements will be made for the student(s).

Chief Burrows stated there will be a vehicle and trailer in one (1) of the drive through bays and in the other drive through bay will be two (2) ambulances backed up to each other, if one ambulance doesn't start the other is ready to go facing out the other side. Chief Burrows stated this method prevents delay of care to a someone.

Chief Burrows stated they practice a System Status Management which means the ambulances are moved around the County according to how many ambulances are available for calls. EMS pushes people to call 911 when they need an ambulance due to the locations of the ambulances.

Chief Burrows stated calls go into the dispatch center and they code things according to the chief complaint and things that are going on. Chief Burrows stated if it is a Code 3 (a fall), that is typically no lights and sirens but if it is a Code 2 or Code 1 they run with lights and sirens. Chief Burrows stated when it is o'dark-thirty there are have a lot of deer and the sirens help keep them out of the way.

Philgreen stated they are not here to debate if a new EMS facility is needed just here to approve a Site Plan. Philgreen stated he is thankful his taxes go to assure someone responds to his house in case of an emergency. Philgreen noted Spring Hill is advancing to this part of Miami County very quickly.

Broers called for Planning Commission deliberations at 8:47 p.m.

Broers stated she would like to tweak Conditions to "*No outdoor storage is proposed*" and stated she would like to see "Outdoor storage is prohibited".

Cook stated that was copied off of another Site Plan that was approved previously.

Broers suggested changing it to "Outdoor storage is prohibited".

Philgreen stated this area is in an unincorporated town within Miami County's jurisdiction, it has been talked about pushing these kinds of things to this type of area. Higher density, already lighting, access to highway, and even a train that runs through that area daily; this is where we want stuff like this to go.

Elliott moved to approve the Site Plan request for a new EMS Facility with living quarters based on the Findings and Conditions presented with one modification to Condition 3 to say, "Outdoor storage is prohibited". Kitchen seconded the motion, the motion passed unanimously (8-0), via show of hands.

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Broers opened 24001-CUP: Fireflies Farm Renewal.

Koehn presented the Staff Report for consideration to renew and modify / expand an existing Conditional Use Permit for an Event Center, including social gatherings such as weddings, anniversaries, birthdays, family gatherings, art shows / lessons, outdoor educational experiences, and corporate gatherings/retreats per Section 6-2.02.33 of the Miami County Zoning Regulations. The subject property contains approximately 80 acres and is addressed as 26095 Ridgeview Rd, Paola, KS, and located in the SE ¼ of Section 18, Twp 16, Range 24, Ten Mile Twp.

The applicant is seeking to renew/modify and expand an existing Conditional Use Permit (CUP) for Fireflies Farms, and existing Event Center that host a number of events including social gatherings such as weddings, anniversaries, birthdays, family gatherings, open air art shows and lessons, craft fairs, outdoor educational experiences, and corporate gatherings and retreats.

Koehn noted the applicant is requesting to increase the number of events per year from 15 to 25, increasing the number of attendees from 100 people to 175, requesting to remove the condition requiring dust control, and extend the life of the CUP from 5-years to 10-years.



Koehn stated if the CUP renewal with modifications were to be approved the increased number of guest and events with no dust control required will only increase the negative impact on the surrounding neighbors and roads. Koehn noted the request to increase the occupancy to 175 causes concern as the main gathering building's maximum capacity is 166.

Staff's recommendation is to approve the request to renew the CUP for the Fireflies Farm based on the Findings and subject to the Conditions listed below.

**Conditions:**

1. Except as amended by these conditions, the property shall be developed according to the site plan, attached hereto as Exhibit A.
2. Except as amended by these conditions, the property shall be developed according to the narrative report, attached hereto as Exhibit B.
3. This CUP is approved exclusively for the applicants (Chuck and Lisa Hawke) and the vendors with whom they contract. Change of ownership or subleasing of the property/facilities shall require review by the Planning Commission to ensure the use substantially complies with the original Conditional Use Permit.
4. The term of this Conditional Use Permit shall be (5 years), at which time the CUP will be reevaluated.
5. Dust control shall be applied annually along Ridgeview Road and Wagstaff Road, in front of the residences between the facility entrance(s), North to 255<sup>th</sup> Street or pavement.
6. County Staff shall have the authority to inspect this facility at all times to ensure compliance with these Conditions and ensure adequate safety measures are in place.
7. Noise shall not exceed 70dB at the property lines.
8. Music shall cease by 10:00 p.m. with guests leaving by 11:00 p.m. each night.
9. Maximum Occupancy signs will be changed to read Maximum Occupancy of 166 in the main gathering hall and another occupancy sign shall be installed in the accessory area stating Maximum Occupancy 13 (per the building plans for the accessory to A2 area). Building Codes will conduct a follow-up inspection to verify the signage has been installed.
10. Landscaping to prevent disruption to neighboring properties shall be maintained and outdoor lighting will be kept at a low intensity to not be disruptive but still efficient for safety.

Koehn stated she is available for questions.

Raney asked if the house in front of the venue belongs to the same people.

Guest answered yes.

Koehn stated the applicants are present and available for any questions the Planning Commission might have.

Raney asked if the dust control is currently being applied to Ridgeview and Wagstaff, is that an addition.

Koehn stated that was part of the original Conditions.

Broers stated it was a Condition to the original Conditional Use Permit (CUP), but it has never been applied.

Cook noted the business hasn't been in operation for four (4) of the five (5) years and when Staff was doing the final inspection the County changed the policy on dust control. The County no longer applies the dust control it is now applied by a third party contracted.

Raney asked if the applicant is now asking for removal of the dust control from the Conditions.

Koehn stated yes.

Raney asked if there is a cost estimate for the dust control.

Koehn stated she does not have a cost estimate, nor does she have trips this could possibly generate.

Raney stated if it was put in place prior then need to know what the basis of that was and what the applicant's basis for removing it is. Raney believes there will be higher volumes of traffic during certain periods of use. Raney stated it is potentially a pay for use kind of thing and the cost can be passed onto the customer. Raney would like to know what the cost estimate is and why the applicant feels strongly about removing it from the Conditions.

Cook noted there is an updated Traffic Study in the Staff Report, and it begins on page 179. Cook stated there are typically discussions with the applicants and the applicant will ask not to be required to provide dust control. The usual response is that the applicant can request it on the Conditional Use Permit (CUP), but Staff won't be able to support the request.

Broers stated in the applicant's narrative it states the County scrapes Ridgeview numerous times a year and asked if there has been a discussion with Road & Bridge how often Ridgeview is scraped.

Koehn stated Road & Bridge has not scraped Ridgeview.

Cook noted Road & Bridge does maintenance on Ridgeview, but dust control has not been a part of that process.

Koehn read Road & Bridge's comments located on page 164.

Koehn noted the original narrative stated this would be a side-thing the applicant wasn't planning on making is a full-time job, but they ended up loving the project and that is where the desire to increase the number of events and attendees is coming from.

Broers invited the applicant to the podium at 9:15 p.m.

Chuck Hawke, 4525 W. 140<sup>th</sup> St, Leawood, KS, stated he was provided a cost estimate for the dust control of \$1.50 per foot for a total of \$3,800 for 2,640-feet. Hawke stated he is not opposed to providing the dust control but there is a blade across the road that is used on the road at least 6-times per year. Hawke stated the road is a connector road between 247<sup>th</sup> St and K68 Highway and was scheduled to be paved in 1995 but that hasn't happened yet. Hawke stated he isn't opposed to providing dust control but believes he will be wasting money on dust control.

Hawke compared other event centers in Miami County with Fireflies Farm and stated the other event centers have a 10-year term, 20-year term, or an unlimited term with no expiration. Hawke questioned why this Conditional Use Permit (CUP) needs to have a 5-year term instead of a longer term like the other event centers in Miami County.



Hawke stated he had a fire hydrant installed by the road in place of a fire sprinkler system.

Kitchen asked if the events start in the fall.

Hawke stated the busy time of the year is fall. Hawke stated the original CUP allowed for 15-events per year and they would like to increase that to 25-events per year. Hawke stated there was an event in January 2024 with 100 people, an event in February 2024 with 30 people, and an event in March 2024 with 100 people but anticipates it to be busier in the fall due to weddings starting in September.

Menefee stated the applicant is asking the maximum number of people be increased to 178 but the Fire Marshall stated the maximum occupancy is 166 and asked if the applicant would be ok with the reduction from 178 to 166.

Hawke stated he would be ok with the 166.

Flake asked where will the dust control be.

Hawke stated 300-feet in front of the four (4) houses on the road.

Elliott stated he doesn't recall the actual discussion previously, but he recalls the discussion was not necessarily about the neighbors as much as it was about the safety during the peak season. A large amount of the event traffic will be after the sun goes down, trying to maintain some level of safety due to the large volume of traffic on the road.

Raney stated at the quoted price if the applicant had to provide dust control 4-times per year it will equal about \$600 per event and asked if that will be a showstopper for the applicant.

Hawke stated that would be very hurtful to him.

Menefee stated the dust control will only be required once a year.

Raney stated once a year means on less than \$200 per event.

Hawke stated he doesn't have a problem occurring the cost, was planning on doing it this year but didn't make the deadline. Hawke is concerned if he provides dust control and 30-days later the County blades the road, it is gone.

Kitchen stated it is the County's discretion as to the need to maintain a road with dust control. Kitchen stated if the applicant provides dust control and 30-days later the road needs maintenance, so the County maintains the road. Kitchen asked if there is an accident after the County maintains the road he will be liable the applicant or the County.

Cook noted dust control is an annual application and even on residential properties that provide dust control on their own the County attempts to alter the maintenance pattern so that the dust control isn't damaged. If something happens that the County needs to maintain the road then the County will do what is needed in order to keep the road safe.

Broers opened Public Hearing 24001-CUP at 9:28 p.m.

Broers stated all comments need to be directed to the Planning Commission, there is a 3-minute limit, and

to state full name and address for the record.

Hayden Guetterman, 25625 Wagstaff Rd, state he owns 90-acres North of Fireflies Farm. Guetterman stated he purchased the property in 2021 and was not a part of the original application. Guetterman stated he has watched the development process of the subject property and believes the property looks better now than it did in the past years he has lived out there. Guetterman believes the majority of the traffic is on Ridgeview going to 255<sup>th</sup> Street to black top then left to 169 Highway or right to 69 Highway. Time was called.

Flake asked what happens to dust control when it rains.

Kitchen stated it makes the surface hard, so the rain basically runs off. It is calcium chloride.

Guetterman stated he does not want dust control.

Mike Dorrell, 18330 W 256<sup>th</sup> Ter, stated he lives North of the railroad tracks on Ridgeview and believes he gets the majority of the traffic from the events. He asked the Planning Commission to strongly consider keeping the dust control as part of the Conditions. At night, the dust is very thick and about 30-feet from his house on Ridgeview there is a section of road that has not had gravel in six (6) years. Dorrell stated the road is bladed multiple times creating more dust on this section. Dorrell stated the road needs help regardless of Fireflies Farm's event traffic or not.

Broers encouraged the guest to contact their County Commissioner.

Broers closed Public Hearing 24001-CUP at 9:35 p.m.

Cook stated he concurred with Kitchen on the understanding of dust control and it making the surface harder.

Broers asked if that is the best option for dust control or is that what the subcontractor believes to be best.

Cook stated the County used to have a dust control program. When a road hit a certain amount of traffic then the County would apply dust control to those roads. The County uses calcium chloride only, no oil treatments.

Broers opened the Planning Commission deliberation at 9:38 p.m.

Menefee moved to approve 24001-CUP, Fireflies Farm per Staff's recommendations and with the Findings and Conditions but amend Condition 4 from a 5-year term to a 10-term. Elliott seconded the motion.

Raney stated he is fine with leaving the dust control in the Conditions provided it is within the cost parameters provided to the applicant and the applicant is only required to do it once per year regardless of maintenance to the road. Raney asked if everyone was in agreement with this statement.

Cook stated yes but will need to review past Conditional Use Permits' Conditions. In the past the applicants agreed to participate in the County's dust control program and as part of that process the County only did dust control once a year.

Broers stated Condition 5 reads "*Dust control shall be applied annually along Ridgeview Road and*



Wagstaff Rd, in front of the residences between the facility entrance(s), North to 255<sup>th</sup> Street or pavement.”. Broers asked if there should be a clause the cost should not exceed \$4,500 per year because cost will increase yearly and if the terms is changed to 10-years more houses might be built.

Cook stated he will need to review previous Conditional Use Permits, but he believes the Conditions are based on the current surroundings and not possible future surroundings.

Raney stated he wants it noted that the dust control only needs provided annually and only for the length indicated for the houses indicated for the current situation.

Elliott stated Condition 5 indicates that.

Broers stated Condition 5 doesn’t say that, it says “*in front of the residences*” so she is concerned if additional housing is built then they will be required to provide dust control for any newly built residences.

Elliott asked what the distance between the driveway entrance and 255<sup>th</sup> Street.

Kitchen stated ½ mile.

Elliott stated 2,640-feet which is the estimated the applicant presented.

Hawke asked if a homeowner doesn’t want the dust control will the applicant still be required to provide the dust control.

Menefee stated that is a question for Staff, but he believes if a homeowner doesn’t want it then it can’t be placed in front of their house.

Cook noted the reason Conditional Use Permits (CUP) typically expire is to allow the County to look at the area to identify if the CUP operations of the CUP and the character of the area.

Koehn stated there are two (2) things that affect dust control that haven’t been discussed: one being the increase of 15-events to 25-events per year, and the maximum occupancy changing from 100 to 166.

Broers repeated the motion on the table made by Menefee “to approve 24001-CUP based on the Findings and Conditions presented by Staff amending Condition 4 to a 10-year term.”

Menefee stated his motion was to include the increase in events from 15-events to 25-events per year.

Raney asked what happens if the applicant exceeds 25-events per year due to growth in the business.

Cook stated if the applicant is going to exceed 25-events per year they will need to apply for a new Conditional Use Permit (CUP) to have the number of events changed.

Broers called for a Roll Call Vote:

|                        |                      |                       |
|------------------------|----------------------|-----------------------|
| Kelli Broers – yes     | Randy Kitchen - no   | Phil Elliott - yes    |
| Topher Philgreen – yes | Bret Manchester - no | Mark Raney - yes      |
| John Menefee - yes     | Joe Flake - yes      | Joshua Brown - absent |

The vote passes 6-2 with Kitchen and Manchester against.

Broers stated 24001-CUP will be presented to the Board of County Commission on April 24, 2024 at 1:00

p.m. with the Planning Commission's recommendation.

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### GENERAL DISCUSSION:

Cook stated Planning & Zoning received a letter of notification from FEMA with the approval of the Floodplain Maps by Osawatomie after they recertified the new levy. As part of the new Floodplain Maps FEMA requires the Floodplain Regulations are in compliance with the current FEMA Standards and the new Floodplain Maps need to be adopted into the County's Regulations. This needs to be done within 6-months if not don't the County is kicked out of the National Floodplain Insurance Program. Staff will be working on this to present on a future Planning Commission Agenda.

Kitchen read Senate Bill 457, it passed 39-0. The Bill will prohibit public utilities from exercising eminent domain for the siting or placement of solar facilities.

Broers asked it just passed the Kansas Senate.

Kitchen stated yes and need to remember that when they start working on the solar moratorium.

Manchester stated there was a 4,000-acre solar farm in Texas hit by hail.

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### ANNOUNCEMENTS BY STAFF / COMMISSIONERS

Cook announced the next regular Planning Commission meeting will be on May 7, 2024 at 7:00 p.m. and there will be a Planning Commission Study Session on April 23, 2024 at 6:00 p.m. to continue the Next Comprehensive Plan discussion.

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### Possible Future Amendments to Zoning and Subdivision Regulations

- A. Common Access Easement requirements
- B. Sign Regulations
- C. Telecommunications Regulations
- D. Height limits for radio, television, internet antennas and satellite dishes designed for individual residences.

There was no discussion regarding these "Possible Future Amendments" to the regulations.

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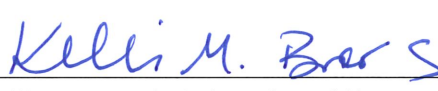
Menefee moved to adjourn the meeting, Philgreen seconded. The meeting adjourned at 10:01 p.m. with a 7-1, with Kitchen against, via show of hands.

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Approved this 7<sup>th</sup> day of May, 2024.



Casey d'Augereau, Secretary



Kelli Broers, Chair / Topher Philgreen, Vice-Chair

Minutes written by Casey d'Augereau