

**THE MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS  
OF MIAMI COUNTY, KANSAS**

The Board of Miami County Commissioners met in regular session, in the Commission Chambers, Miami County Administration Building, Paola, Kansas, on July 29, 2026. Those present were:

|                               |                                           |
|-------------------------------|-------------------------------------------|
| George Pretz, Chairman        | Shane Krull, County Administrator         |
| Tyler Vaughan, Pro-Tem        | Laura Epp, County Clerk                   |
| Keith Diediker, Commissioner  | Cari Foster, Operation Support Specialist |
| Paul Scruggs, Commissioner    |                                           |
| W. Jene Vickrey, Commissioner |                                           |

**News:** Brian McCauley, Miami County Republic Newspaper

**Visitors:** Topher Philgreen, Linda Johnston, Stanley Forck, Brooke Karr, Jennifer Karr, Steve Hanna, Joshua Brown, Katie Forck, Julie Salisbury, Robin Evans, Steve Rudkin, Mitch Fowler, Reagan Mueller, Stan and Lavonne Heth, Rhonda Moore, Joseph Thurman, Greg Beverlin, Sherry Rudkin, Kelly Scrivner, Aaron Bien, Sheila Sumpter, Jamie Barber, Rachel Behrends, Todd Leiker, Tedd Hansen, Kristie Everett, Rod Everett, Beth Klinker, Muffet Petrehn, Joanne Morgan, Ed Reyelts, Clark Drews, Grey Beverlin, Kelly Scrivner, Steven Morgan, Tedd Hansen, Scott Robbins, Chad Robbins

**CALL TO ORDER**

Chairman Pretz called the meeting to order at 1:00 p.m.

**CONSENT AGENDA**

Commissioner Vaughan moved to approve the Consent Agenda, as follows:

- Approval of minutes of the County Commission Meeting on July 22, 2029
- Approval of accounts payable payment vouchers and payroll

Commissioner Diediker seconded; vote taken: 5 in favor; 0 opposed, the motion passed.

**PUBLIC COMMENTS**

Joseph Thurman, 25185 Hospital Dr. Paola, expressed concerns regarding infrastructure capacity, including water service and fire protection, potential flooding, and stormwater impacts associated with the proposed development. He stated he would prefer residential development over the proposed RV park.

Aaron Bien, 23724 W 255 St, Paola, owner of Shaddy Acres RV Park, expressed concerns regarding lagoon capacity, wastewater management, existing flooding conditions, and the potential impact of additional impervious surface runoff in the nearby creek.

Muffet Petrehn 24610 Hospital Drive, Paola, summarized concerns previously provided to the Commission, stating the proposal would significantly change the character of the rural community. She also expressed concerns regarding traffic, safety, and neighborhood opposition to the rezoning request.

Kristie Everett, 23355 W. 251<sup>st</sup> Street, Paola, expressed concerns regarding public safety, increased traffic, law enforcement resources, road conditions, impacts to livestock and neighboring property owners, and potential effects on property values. She stated the community supports growth but does not believe this proposal is appropriate for the area.

Stan Heth, 23580 W. 242<sup>nd</sup>, Paola, questioned whether the proposed RV park was consistent with existing rural residential development standards and expressed concerns regarding long-term occupancy and equitable application of county regulations.

Scott Robbins 22550 W 255<sup>th</sup>, Hillsdale, expressed concerns regarding unresolved issues with the proposal, transparency throughout the process, and the adequacy of the traffic study. He requested that the railroad crossing on 255<sup>th</sup> Street be evaluated separately due to train delays affecting traffic patterns and urge the

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Commission to uphold the Planning Commission's recommendation.

Beth Klinker, 23783 Clare Road, Paola, shared correspondence she received from the applicant and stated the community had not been engaged prior to submission of the proposal. She thanked the Commission for accepting the submitted petition signatures and reiterated the community's opposition to the proposed rezoning.

Chad Robbins, property owner of 22700 W 255<sup>th</sup> and residence of 26026 W 223<sup>rd</sup> Street, expressed concerns regarding the decision making process and stated that County Commissioners serve as the primary voice for residents in unincorporated Hillsdale. He encouraged the Commission to consider the concerns expressed by area residents.

## **ACTION AGENDA**

Shane Krull, County Administrator, requested the IT Infrastructure Upgrades Agreement be tabled for one week. Commissioner Vaughan moved to table the item for one week, Commissioner Vickrey seconded; vote taken: 5 in favor; 0 opposed, the motion passed.

Angie Eads, Director of Community Corrections, requested authorization for the Chairman to sign the FY26 Community Corrections Year-End Outcome Report Signatory Approval for Adult Services Comprehensive Plan Grant. Ms. Eads summarized the annual outcome report. Commissioner Vaughan moved to approve the Adult Services Comprehensive Plan, Commissioner Vickrey seconded; vote taken: 5 in favor; 0 opposed, the motion passed. **A26-07-039**

Angie Eads, Director of Community Corrections, requested authorization for the Chairman to sign the FY26 Community Corrections Year-End Outcome Report Signatory Approval for Juvenile Services Comprehensive Plan Grant. Ms. Eads summarized the annual outcome report. Commissioner Vaughan moved to approve as presented, Commissioner Diediker seconded; vote taken: 5 in favor; 0 opposed, the motion passed. **A26-07-040**

Jeff Joseph, Assistant Planning Director, requested approval for a Conditional Use Permit (CUP) 2026-004-CUP to allow an event center for curated ranch experiences designed for private groups in the Countryside zoning district, on approximately 20-acres located at 22600 State Line Road. The Planning Commission approved 8-1 with thirteen conditions. Commissioner Vaughan appreciates WR Horse and Cattle are in the county and said they are doing a great job. Commissioner Vickrey stated he went out to the property and feels it is a great way for people to see Miami County. Commissioner Vaughan moved to approve the CUP as presented, Commissioner Vickrey seconded; vote taken: 5 in favor; 0 opposed, the motion passed.

## **R26-07-026**

Jeff Joseph, Assistant Planning Director, requested consideration of an application to rezone approximately 50-acres from Countryside (CS) District to Planned Development District (PD), Case Number 2026-002-Z, submitted by Topher Enterprises, LLC. The subject property is located on the north side of 255<sup>th</sup> Street, approximately 800 feet east of Hospital Drive. Staff reviewed the application, surrounding zoning, and approval process. The Planning Commission voted 5-3 to recommend denial of the rezoning. While the Planning Commission did not provide specific findings as part of the motion for denial, discussion included concerns regarding traffic, stormwater, overall density, neighborhood character and safety. Applicant Topher Philgreen requested a one week continuance and explained the basis for his request. Commissioners discussed whether additional information could reasonably be obtained within one week, the effect of a denial on future applications, and whether the matter should instead be returned to the Planning Commission for further review. County Administrator Shane Krull advised that returning the application to the Planning Commission would allow additional information, including traffic and other supporting studies, to be reviewed before reconsideration by the Board. Chairman Pretz moved to send the rezoning application back to the Planning Commission to further review and analysis, including additional information provided by the

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applicant, Commissioner Scruggs seconded; vote taken: 4 in favor; 1 opposed (Vaughan), the motion passed.

### STAFF COMMENTS

Shane Krull, County Administrator, expressed gratitude to the Miami County Fair Board, volunteers, exhibitors, and all who contributed to the success of the Miami County Fair.

Laura Epp, County Clerk, provided an update on the 2026 Primary Election, noting that advance voting is underway and voter participation has remained active. She reminded the public of the remaining advance voting dates and hours, the polling location change for Osawatomie voters to Trojan Elementary, and that all thirteen polling locations will be open on Election Day.

Laura Epp, County Clerk, responded to a citizen inquiry regarding the preparation of Board agendas and agenda packets. She clarified that the County Clerk's Office does not prepare the Board agenda or determine the contents of the agenda packets and does not have access to correspondence sent directly to individual commissioners unless it is provided directly to the Clerk's Office.

Chairman Pretz reminded the Board that the 2026 Primary Election Canvass is scheduled for Monday, August 17, 2026, at 9:00 a.m. County Clerk Laura Epp noted that the canvass is open to the public.

Kenny Cook, Planning Director, clarified the rezoning application that will be reviewed at scheduled for consideration at the October Planning Commission meeting. Chairman Pretz asked Mr. Cook if the Board of County Commissioners can have their ruling on this subject the next week? Mr. Cook answered yes, there is not a new protest petition. The old protest petition is still valid, and the Commission will still need to do the four-fifths majority vote will be required.

### COMMISSIONERS COMMENTS

Commissioner Vickrey stated yesterday July 28, 2026, was his 45<sup>th</sup> wedding anniversary. His wife had a hip replacement surgery. There were some complications but this morning she is home, recovering, and feeling better than before the surgery. He is very thankful.

### EXECUTIVE SESSION

Commissioner Pretz moved to have a Personnel Exception (K.S.A. 75-4319(b)(1)) Executive Session to discuss non-elected personnel for 20 minutes beginning at 2:30 p.m. to include the Commissioners, County Administrator, Human Resources Director Sara Denney, and Human Resources Assistant Director Isabella Riddle in the private chambers. Commissioner Vickrey seconded; vote taken: 5 in favor; 0 opposed, the motion passed. Chairman Pretz reconvened the regular meeting at 2:50 p.m. No action was taken at this time.

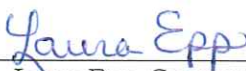
### ADJOURNMENT

The meeting was adjourned at 2:50 p.m.



  
George Pretz, Chairman

ATTEST:

  
Laura Epp, County Clerk