Roll Call and Announcement of Hearing Procedure: Brian Aubert, Chair, called the public hearing to order at 6:03 p.m. and asked for roll call to be taken.

Members Present: Brian Aubert, Chad Depperschmidt, Elaine Schwartz and Tyler Tenbrink. With four members present, a quorum was established.

Members Absent: Jake Fisher and Judy Moler.

Staff Present: Randy Anderson, Planning Director; Anna M. Ortega, Zoning Administrator; Joelee Charles, Administrative Assistant; and Jim Crowl, County Counselor.

Approval of February 10, 2020, Public Hearing Minutes: Mr. Depperschmidt moved to approve the February 10, 2020, public hearing minutes, seconded by Mr. Tenbrink, and with a majority voice vote, the minutes were approved.

Communications: None were indicated.

Ex Parte Communication by Members of the Board: None were indicated.

Declaration of Conflict of Interest by Members of the Board or Staff: None were indicated.

Zoning and Subdivision Items:

1. **CU20/03 by Shelby Development LLC** seeking a Conditional Use Permit to establish a 40 Foot Tall Communications Tower on property zoned “I-1” Light Industrial District and located at 107 SE 77th Street in Williamsport Township.

   Mr. Anderson covered highlights from his staff report. He indicated the proposed site is located on an undeveloped area of the property in the northeast corner of 77th Street. The proposed 40 foot tower would be a smaller structure than normal. The area is surrounded by trees. There would be no detrimental effect to surrounding properties.

   Staff recommends **approval** of the CUP request subject to the following conditions:
   1. Prior to the issuance of a building permit, the applicant shall:
      a. Provide the Planning Department with a copy of the FAA determination;
      b. Dedicate additional ROW to establish a 40-foot right-of-way width from the section line of SE 77th Street by a written instrument or plat;
      c. The site plan shall be amended to show the additional right-of-way, the recording information assigned to the dedication instrument, and to show “Controlled Access” along South Topeka Boulevard, per the February 12, 2020 County Engineer memorandum; and
      d. Submit a Class “A” Drainage Report for County Engineer review and approval.
   2. Exterior signage on the monopole tower shall be prohibited.

   Mr. Anderson indicated a new condition was being added:

   3. County Commission action on the Conditional Use Permit may be continued following the March 30, 2020 Public Hearing if an amended site plan that addresses all County Engineer recommendations and comments is not received.
Mr. Aubert asked if the final changes would be required before the item is submitted to the County Commission for consideration. Mr. Anderson agreed.

Gary Buster, KGI Wireless, 1920 Terrill Road, Billings, MO 65610.
- Landowner permission was granted for the requested right-of-way.
- In the process of revising the site plan.
- Is securing a Kansas engineer to prepare the drainage report.
- Provided the original FAA letter to Mr. Anderson. Another letter would be sent once the project is complete.

Mr. Anderson said receiving the revised site plan is most important. Ms. Ortega stated the drainage report would be required prior to a building permit being issued. With no questions for the applicant and no public to comment, Mr. Aubert closed the public hearing.

Mr. Aubert inquired about the properties at 7642 SW Topeka Boulevard and 449 SW 77th Street. Ms. Ortega said the house and all buildings at the property on Topeka Boulevard were demolished in 2018. Williamsport Township owns the property on 77th Street.

Mr. Tenbrink moved for approval of the Conditional Use Permit with the three conditions in the Staff Report, including the addition of condition 3 as stated earlier by Mr. Anderson. The motion was seconded by Ms. Schwartz. With a vote of 4-0-0, the item was Approved.

lic Comment on Non-Agenda Planning and Zoning Items: No one was present to speak.

Discussion of Planning Related Issues:
Mr. Anderson reviewed proposed changes to the zoning and land use concepts including updated Land Use Tables. He stated no planning cases were received for the next scheduled April 13th public hearing. A work session will be held to continue their review of the proposed changes and he will provide them updated information before so they can review it.

Adjournment:
With no further items to consider, Mr. Aubert asked for a motion. Mr. Tenbrink moved to adjourn, seconded by Ms. Schwartz. A unanimous voice vote declared the public hearing to be adjourned at 7:39 p.m.