



# BROWN COUNTY

## KANSAS

DATE	August 8, 2025	TIME	8:30 a.m.	LOCATION	Commissioner's Room : BR Co Courthouse
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MINUTES : BROWN COUNTY PLANNING COMMISSION			
Bill Vonderschmidt, Chair <u>P</u>	Clif Heiniger, Vice-Chair <u>P</u>	Lafe Bailey, Reporter <u>A</u>	Annette Hoskins <u>P</u>
Wyatt Kerl <u>A</u>	Wesley Selland <u>P</u>	Shawn Lloyd <u>P</u>	P=Present / A=Absent / V=Virtual

TIME	ITEM	OWNER
8:30	Call to Order, Attendance, Prior Minutes, Review of Agenda (as follows)	Bill V.
	<p>Patrick Hughes presented comments on the committee's written recommendations.</p> <p>He indicated that the County cannot exempt property tax.</p> <p>Patrick inquired about recommended spacing between sites; the committee recommended 5 miles.</p> <p>He stated that finalization of recommendations would take at least a couple of weeks.</p> <p>He proposed a follow-up Zoom meeting on August 29 to review solutions.</p> <p>Patrick highlighted that the committee would present the solutions to the Commission, after which the public notice and public hearing process would proceed, prior to submission of final recommendations.</p> <p>The following recommendations were agreed reviewed with Patrick Hughes:</p> <ol style="list-style-type: none"><li>1. Conditional Use Permit (CUP) Requirements<ul style="list-style-type: none"><li>o CUP required from the County, with public notification.</li><li>o Includes regulations for materials, height, acreage, FAA approval (if within 1 mile of airstrip), setbacks, notifications to landowners/residents within 1 mile, solar glare, noise, fencing, stormwater discharge.</li></ul></li></ol>	Bill V.

- Decommissioning plans required if panels are unused for 12 consecutive months or after natural events.

2. Site Size and Spacing

- Maximum site size: 12 acres.
- Sites must be spaced at least 15 miles apart.

3. County-wide Location Authority

- County can restrict site locations anywhere within its jurisdiction under home safety regulations and police power.
- Applies to all areas outside city limits but does not affect cities' zoning authority.
- Patrick will develop two methods to present at the next meeting for Commission review prior to public hearing.

Review & Approval of August 1, 2025 minutes :

Motion to Approve - Shawn L., Second - Wesley S.

Motion passed

Discussion regarding the distance between 12-acre sites.

Motion to adjust recommended spacing from 5 miles to 15 miles: Annette H.

Second: Shawn L.

Motion passed

Follow-Up: Chairman will notify Patrick Hughes of the revised spacing recommendation.

Motion to Adjourn : Clif H., Second : Shawn L. : Meeting Adjourned