



BROWN COUNTY

KANSAS

DATE	November 5, 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>P</u>	Annette Hoskins <u>P</u>
Wyatt Kerl <u>P</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, Review of Agenda (as follows)	Bill V.
	<p>Annette moved to approve the previous meeting minutes. Second: Wes seconded Motion approved</p> <p>AI Data Centers and Battery Storage Center Discussion Grain belt concerns were discussed, as water is significant. Doniphan added as amendments with handouts provided by Annette.</p> <p>Commissioner requested investigation into the following: Crypto Battery Storage AI Data Centers Any others Often used as Natural Gas Generators rather than grid electric power, but water is local.</p> <p>Police Powers Concerns discussed pertaining to police powers within the three town jurisdiction (+/- 3 mile radius). The county exempted the three towns from the zoning requirement and restrictions. Definitions and restrictions were referenced as cited in existing regulations.</p>	Bill V.

Council Hughes joined at 9:00 AM

County Powers & Responsibilities includes:

Zoning

Police Power (protecting public interests / public safety)

Police Powers cannot be used to regulate zoning within a city's jurisdiction.

Regulation Discussion

Zoning determines where and how certain uses are permitted.

Police Power regulate:

- Administrative and safety matters
- Impacts or benefits specific project types
- Basic facility requirements
- Minimum standards
- Public hearings
- Conditional-use permitting requirements

Police Powers also address:

- Decommissioning
- Storm water drainage
- Public safety and welfare issues

Draft Resolution Provided

Council Hughes shared a draft Conditional Use Resolution, allowing for project-specific requirements.

Industry-Specific Discussion

AI Centers / Crypto Mining / etc.:

Certain uses, such as water use, are already regulated by established entities (e.g., the State of Kansas Water Board or similar authority).

Resolutions Provided by Patrick H.

1. Proposed Zoning Amendment
2. Proposed Police Powers Amendment

Discussion on both resolutions was held.

Both resolutions are restricted only to solar.

Discussion of Proposed Zoning Amendment - Solar Energy

Additional Note:

A Noise Ordinance will be discussed with County Commissioners at a later meeting (December 8 or next scheduled meeting).

Motion to submit both resolutions to County Commissioner: Wyatt K., Second: Annette H. : Motion passed.

Next Meeting

December 10, 2025 at 8:30am

Agenda includes:

Election of Officers (Chair, Vice Chair, and Recorder).

Motion to Adjourn : Annette H., Second : Wyatt P. : Meeting Adjourned

