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District 4 Citizens Advisory Board Meeting  
Minutes

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Monday, June 14<sup>th</sup>, 2021  
6:00 p.m.

Zoom Online Meeting  
Virtually

**Board members in attendance:** Nalini Fraser, Philip Fraser, Jamie Buster

**County representatives and speakers:** Commissioner Lacey Cruse, Brent Shelton, Jim Weber, Phillip Zevenbergen (MAPD)

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**1. Call to Order**

Chairperson Nalini Fraser called the meeting to order at 6:04 p.m.

No quorum was present.

**2. Meeting Minutes from April 12<sup>th</sup>, 2021**

Approval of minutes tabled until next meeting as no quorum was present.

**3. Meeting Location Discussion**

Location discussion tabled until next meeting as no quorum was present.

**4. Iron House TIF Project in Valley Center Discussion (10 minutes)**

Brent Shelton started a presentation on the Prairie Lakes TIF District in Valley Center. TIF funds will be used to pay for the two phases of development that will occur.

Brent Shelton explained that a TIF district is a tool authorized in statute that can be used to pay for infrastructure and development.

Commissioner Cruse makes a comment that TIF durations can extend if project plans are added. Brent Shelton confirms that TIF districts are defined as lasting twenty years and the addition of project plans can extend their duration.

Commissioner Cruse asks how much each home would cost without the TIF district. Brent Shelton explains how much more the homes would cost without the TIF district.

Philip Fraser asks a question on the duration of the project. Brent Shelton answers that the duration is twenty years or until the project is paid for.

#### Facebook Live Question

Facebook Live question on who will be responsible for fixing Old Lawrence Road.

Jim Weber explains it is currently undetermined who will be responsible.

### **5. Township Discussion (25 minutes)**

Jim Weber started a presentation on what townships are.

Jim Weber explains that townships have existed in Kansas since its establishment. Their primary responsibility is rural road maintenance and that they can only perform services permitted by state law.

Jim Weber explains the positions of those who run townships. These include elected Board Members, a Trustee, Treasurer, Clerk, and Road Overseer. Townships and those who run townships have governmental duties they must complete that comply with Kansas Law.

Jim Weber explains the relationship townships have between counties and other townships. Boundaries between these entities can be mapped.

Chairperson Nalini Fraser makes a comment that the presentation helps to explain different road maintenance conditions.

Commissioner Cruse makes a comment that township positions are voluntary. There was a resignation in Valley Center and eleven people are vying for the position.

### **6. Staff Report for ZON2021-00017 (10 minutes)**

Phillip Zevenbergen started a presentation on a staff report for zoning case ZON2021-00017. The applicant in this zoning case is looking for a zone change from SF-20 to general commercial for the development of self-storage units.

Phillip Zevenbergen explained that zoning code requires solid screening for this application. Screening is required anytime commercial zoning is next to residential zoning.

Phillip Zevenbergen explained that this case was approved by the Planning Commission and a staff recommendation was made. The recommendation will be going to the Board of County Commissioners as a consent item.

Commissioner Cruse makes a comment that this is the third zoning case that has been about storage units.

Greg Ferris, an agent for the applicant, explains the changes that were made to this zoning case.

Phillip Zevenbergen explains that this item can still be heard by the Board without a quorum being present, but no recommendation can be made by the Board.

### **7. Other Business (2 minutes)**

Chairperson Nalini Fraser opened discussion on the location of the next meeting.

Approval of minutes and meeting location discussion tabled until next meeting as no quorum was present.

Jamie Buster made a motion to adjourn. Chairperson Nalini Fraser seconded the motion. Vote on motion unnecessary as no quorum was present.

### **Next Meeting**

July 12<sup>th</sup>, 2021- Will be held over zoom at 6:00 pm.