

McPherson County Zoning Board and Board of Adjustment
Minutes of Proceedings
January 21st, 2025

Call to Order

The McPherson County Zoning Board was called to order by Chairman Jeff Neuharth at 10:00 A.M. in the Commissioner's Chambers. Members present included George Hulscher, Logan Heupel, and Dan Mettler. Richard Kolb joined over Zoom. Also present was Hunter Heinrich from Zoning Administration and several people from the public.

Agenda

Richard Kolb moved and George Hulscher seconded to approve the agenda. Voting Aye- Neuharth, Hulscher, Heupel, Mettler, and Kolb. Motion carried.

Minutes

Dan Mettler moved and Logan Heupel seconded to approve the December 10th, 2024 meeting minutes as published. Neuharth, Hulscher, Heupel, Mettler, and Kolb. Motion carried.

Conflicts of Interest

No conflicts of interest were mentioned.

Public Comments

No public comments were heard at this time.

Plats

2 plats were discussed. These plats included Neuharth Addition in the NW1/4 of 9-127-71 and Agtegra Addition to the City of Leola and a portion of the SW ¼ of 17-126-67. Tracy Hutson from Agtegra briefly spoke about that project. George Hulscher made a motion and Dan Mettler seconded to approve. Voting Aye- Mettler, Hulscher, Heupel, and Kolb. Neuharth abstained. Motion carried.

New Business

The public hearing section was held for the consideration of ordinance #2025-1. Austin Hoffman, McPherson County States Attorney, was called for a brief period of time. Several topics were brought up for discussion including decommissioning, recycling of hazardous discharge and e-waste, and providing a notice of disposal of these materials to the zoning office. Other topics included training for 1st responders and different fire equipment needed, distance setbacks, power costs, and extra costs that may occur to the county for consulting. Public comments were heard at various times of the public hearing section from: Wayne Breitag- Energy use concerns, noise concerns, e-waste/recycling concerns, regulation concerns, and project size concerns; Jerome Mack- possible community benefit; Ray Geffre- fire concerns and question about the data its using; Sid Feickert- PUC hearing questions and asking what benefit this would have to the county; Marion Kallas- question about the current value of

bitcoin; Gary Schauer- Electricity rate concerns; Leo Vilhauer- Local benefit concerns; and Bill Conners- talked about recycling of hazardous materials, bitcoins, fire equipment, and more information about the data center in general. Dan Mettler made a motion and Logan Heupel seconded to make a deferral of #2025-1 until another public hearing is held with the Zoning Board. Voting Aye- Neuharth, Hulscher, Heupel, Mettler, and Kolb. Motion carried. Brief discussion was had on hiring special counsel when needed for conflict of interest. Dan Mettler had a question to the board about the possibility of conducting a countywide survey.

Building Permits

25-04 – Crown Castle – Replace equipment on an existing cell tower

The next meeting will be February 11th, 2025 at 10:00 A.M.

Adjournment

Logan Heupel moved and Dan Mettler seconded to adjourn the meeting. Voting Aye- Neuharth, Hulscher, Heupel, Mettler, and Kolb. Motion carried. Meeting adjourned at 11:46 A.M.

Hunter Heinrich
Zoning Administrator

Jeff Neuharth
Chairman of the Zoning Board