



**EL DORADO**

THE FINE ART OF LIVING WELL

**PLANNING COMMISSION MINUTES - DRAFT**

**May 30<sup>th</sup>, 2019**

**6:30 p.m.**

**1. CALL TO ORDER & ROLL CALL**

Chairman Tetrick called the meeting to order at 6:30pm.

Members Present:

Steve Fellers  
Scott Hackler  
Scott Leason  
Brad Long  
Kyle McLaren  
David Stewart  
Kelly Tetrick  
Gerald Watson

Staff Present:

Jay Shivers  
Ashlyn Lindskog  
Scott Rickard

Others Present:

|                  |                   |
|------------------|-------------------|
| Kristine Hasting | 2901 SE Hwy 54    |
| David Hasting    | 2901 SE Hwy 54    |
| Ray Connell      | 2520 Chase Avenue |
| Skip Jones       | 1171 SE Kafir Rd  |
| Robbie Jones     | 1171 SE Kafir Rd  |
| Natalie Donges   | 2873 SE Hwy 54    |
| Tim Donges       | 2873 SE Hwy 54    |
| Arlene ?         | 1102 SE Kafir Rd  |
| David Sundgren   | 840 Par Drive     |

Chairman Tetrick welcomed Commissioner Fellers to the board.

## **2. APPROVAL OF MINUTES**

Commissioner Leason moved to approved the minutes of the April 25<sup>th</sup>, 2019, meeting, seconded by Commissioner Hackler. The motion passed (8-0).

## **3. NEW BUSINESS**

### **ITEM NO. 1 – CASE NO. 19-03-SUP: PUBLIC HEARING FOR THE CONSIDERATION OF A REQUEST FOR A SPECIAL USE PERMIT AT 2953 SE HWY 54 TO ALLOW A CAMPGROUND.**

#### **1. Presentation of Request**

Staff member Jay Shivers presented the following information to the Planning Commission:

- The Special Use Permit would expand Deer Grove RV Park onto 2.3 acres along the eastern boundary of the existing park. The zoning ordinance defines this use as a “campground.” Applicant plans to leave house for rental purposes and expand the RV park onto the rear of the property.
- The property is located within El Dorado’s Extraterritorial Jurisdiction (ETJ). The Butler County Commission reviewed the case at their May 21<sup>st</sup> meeting and voted 5-0 to determine the proposed use is within the scope and best interest of the Butler County Comprehensive Plan.
- Character of the area is a mix of residential, commercial, institutional, and agricultural land uses. Staff presented slides showing surrounding residential uses and commercial/institutional uses. Highway 54 also carries 5,450 vehicles per day including 590 heavy commercial vehicles per day.
- Staff presented zoning maps of the area, showing single family residential west of Kafir Road and east of Bluestem Road. Subject property area is primarily Manufactured Home Park Residential (M-P), with the exception the existing RV park is C-1 General Business. Subject property allows single family residential and manufactured home parks by right. Said property also allows campgrounds, agricultural, daycares, and educational institutions by Special Use Permit (SUP).
- Subject property is currently used for single family residential, consisting of a residence, detached garage, and storage shed, all built in 1953. Total lot size is 2.9 acres. Property may be developed with single family residential subdivision with approval of a plat. Property may be developed as a manufactured home park with a max density of eight units per acres, or 23 for the whole property. No screening or buffer required. May be built as close as 15 feet to property lines.
- Staff compared uses allowed today to the proposed use. Proposed use max density is 20 units per acres, for a maximum of 46 allowed. Applicant proposed a total of 35 spaces. Zoning ordinance requires 30 feet between nearest RV space and property line, including a 10 foot landscaped area along the property line. Applicant plans to install privacy fence and has volunteered the fence as a condition to the SUP.
- Staff acknowledged the development would create impacts on neighboring properties, such as noise and dust. Staff anticipates a number of factors limiting these impacts,

- including the 30 foot buffer space, landscaping, and the privacy fence, as well as the proximity of a major highway and numerous gravel roads and driveways in the area.
- Public water and sewer infrastructure available in the area with adequate capacity. Proposed expansion will continue to access Highway 54 as primary ingress/egress.
- The Future Land Use Map, as found in the 2030 Comprehensive Plan, calls for Neighborhood Mixed Use in this area, includes a mix of residential types and small-scale commercial.

Staff recommended the Planning Commission recommend approval of the SUP application, and reminded the Commission the applicant has volunteered to use the addition of a privacy fence as a condition on the SUP.

Natalie Donges, applicant and partner of Donges, LLC and Deer Grove RV Park, shared the following information:

- Mrs. Donges distributed a letter from Janet Brown, residing at 1080 SE Bluestem Rd, stating that she had no problem or concern regarding the expansion of Deer Grove RV Park.
- H.J. Provo, residing at 1115 SE Bluestem Rd along east border of expansion, told Mrs. Donges he is in support of the expansion.
- Mrs. Donges owns 2873 SE Hwy 54.
- Church at 1035 SE Bluestem Rd, located along east border of proposed expansion, contacted Mr. Shivers with no objections.
- Plans to keep the house at the front of 2953 for rental purposes.
- Mrs. Donges distributed ratings and reviews from national RV review organizations showing good reviews and ratings.
- Wants to help El Dorado become a destination and provide short-term stay opportunities. Purchased new property west of Kafir Rd. and plans to build disc golf, horse shoe pits, and bocce ball to expand entertainment and practice opportunities at the RV park. Guests that stay at the park spend their time and money in El Dorado.
- RV park hosts workers from out of town. If there is no room, workers will find other locations in Wichita and Towanda.
- Eight to nine business in the area besides Deer Grove RV Park.
- Adding at least four new light poles. Closest would be 160 feet from nearest house. Lights shine downward.
- Six foot privacy fence will block headlights from neighboring properties. Blocks view from neighbor's properties of RVs and prevents park tenants from seeing tree limbs, broken windows, and broken trampolines on neighbor's property.
- Proposal is to add 35 RV sites, but 35 won't come in every day. 35 sites will be full two to three months out of the year.
- Average 1.15 people per rig. Most customers only have one vehicle. Sewer district charges 15% rather than 100% for a single family home, to prove the park isn't full year round.
- Highway creates more noise than existing park. Park requires customers to be quiet. Mrs. Donges distributed park rules, showing quiet requirement. Mrs. Donges distributed a review left on google, referencing how quiet the park is. A busy highway and a private airstrip south of the park that takes planes over the park make a lot of noise.

- Existing park sits higher in elevation than proposed expansion. Proposed expansion will not drain into the current park. Proposed expansion has a drainage ditch on the east side of the property. Plans to grade the property to ensure the water flows to the drainage ditch and to the highway. If allowed to do gravel, that will help with drainage. Driveways and many roads nearby are gravel.
- Plan to leave as many trees in the park as possible.
- Drive curves on the corners of the property are wide, creating over 40 feet of space from property line to closes parking spaces.
- Deer Grove RV Park will meet all City and County rules.

Commissioner Fellers asked about the fence location. Mrs. Donges said it will not go between the new and old parks. It will be along the south boundary of existing and new properties, along east side of expansion, along the north boundary of the expansion and continue it into the existing park up their storage unit behind 2873 SE Hwy 54. It will be a solid wood cedar fence.

Commissioner Fellers asked if the drainage would be engineered drainage. Mrs. Donges said they would have to hire someone because the County does not allow you to do some things yourself.

Commissioner Long asked about temporary housing. Mrs. Donges calls long-term stays, usually workers in the community such as at the refinery for turnover, about two to three months. They consider short-term overnight of two or three nights. She said overall it is still short-term, no one is living there for a year.

Commissioner Long asked about usage in winter versus summer. Mrs. Donges said there is way more in summer than winter. She said last winter they had about four RVs in the park. They get some “snowbird” traffic in winter as people from north states start moving southward for the winter, sometimes staying from a week to a month. Some customers found great medical care in El Dorado, so they stay for those appointments. Commissioner Long asked about how full the expansion will be. Mrs. Donges said if it was complete tomorrow, it would be completely full in late July with shutdown workers; otherwise it will be mostly empty because they don’t need it all the time. Turnarounds and other times when lots of workers are in town will fill up the park. Pipeline workers and Velocity Coop workers come and go from the park. 35 of the 53 existing sites are currently occupied.

Commissioner Hackler asked how many people they turn away during the prime months. Mrs. Donges said she doesn’t know how many workers she’s turned away, once they find another place they never come back. Same for overnight customers. She said she had a list of about 30 to 40 works she’s turned away, and turned away about three to four overnight traffic a day. Commissioner Hackler asked about the fencing between David Hasting’s south border and existing park. Mrs. Donges said it is chain link fencing today. She said a red building and part of the house is visible from that spot.

Mr. Shivers said during shutdown periods, the City has a lot of calls for RVs showing up in town. RVs are not allowed in mobile home parks or commercial properties and that’s where they start showing up when there is nowhere else to go.

Chairman Tetrick said he works at the refinery and understands the problem. He's heard from at least 20 workers that approached the refinery about places to stay when Deer Grove RV Park is full and they don't want to stay at the lake. He said they went to Towanda. Chairman Tetrick said the refinery is on a four year and five year shut down cycle, each bringing in 1,500 to 2,000 workers six to eight weeks, and 90% have their own travel trailers and stay by themselves.

## **2. Public Hearing**

Ray Connell, representing David and Kristine Hasting at 2901 of SE Highway 54, shared the following information

- Recommended Planning Commission limits expansion to the the northern boundary of the existing park.
- Hasting's get dust and noise from existing park, and have two travel trailers near property line that looks into back yard, affecting the privacy and quiet enjoyment of their home.
- Recommended Planning Commission add condition to require privacy fence along Hasting's property. Privacy fence will not screen activity on adjacent property, tops of travel trailers will still be visible.
- Current RV park drains across Mr. Hasting's property and makes back yard unusable during rains. Applicant said at last meeting they would address drainage, but to date have not.
- Recommended Planning Commission add condition to require engineered drainage study for existing and expansion properties.
- Asked David Sundgren to do a real estate evaluation on the expansion and share with the Planning Commission.

Chairman Tetrick asked if the RV park was in operation when his client purchased the house. Mr. Connell said the RV park was there but not owned by the Donges, not sure how active it was. The Hastings bought their home knowing that was on the back part of their property. Mr. Connell said he thought it has expanded since the Donges purchased it and now they want to do more.

David Sundgren, real estate agent and appraiser, distributed an evaluation report and provided a summary of his evaluation:

- Report mentions things that affect real estate value, lots of land uses in the area. Focused on impact of value on residential property.
- Local Undesirable Land Uses (LULU) affect sight, hearing, and smell, examples include a correctional facility that affects sight, airport that affects sound, and refinery that causes sight, noise, and smell.
- New residential subdivisions typically have covenants to protect property values, regulate density and house types.
- Hasting property influenced by location of RV park and proposed expansion. If sold, property would be on market longer than house that is not next to an RV park.
- Cited chain link fence along Donges' property as affecting sight. Current park is built up higher in elevation. Proposed area is level with Hasting's property. Drainage goes from existing park, across Hasting's property, to Highway 54. Noted May storms. RVs sit higher than existing fence, which is undesirable.

- Increases in density are not positive impacts, expansion will radically change Hasting's back yard.
- County appraiser values property at \$134,580. A proper appraisal would take a lot of time and lot of expense on a before and after value on a property like this, would require a lot of studies about RV parks and all parks and locations are different. Couldn't find any studies by the appraisal institute. Reason may be most RV parks are pretty new.
- Referenced graph of LULUs that drive down value in report. Considers RV park high-renter concentration on graph. Used graph's 13.8% loss applied to property value to calculate a \$18,500 loss in value.

Chairman Tetrick asked if they would have the high-renter concentration whether or not they approved an expansion. Mr. Sundgren said that was correct. Chairman Tetrick said either way, the value is where it is. Mr. Sundgren said there would be more impact, but there is already some value impact.

Commissioner Stewart asked how far out the influence of the high-renter concentration land use will go. Mr. Sundgren shared the following information in response to the question:

- Suggested members look at the property in person.
- If Hastings didn't see anything, it would be okay in his opinion. If they didn't get any noise or dust, then it's okay. In order to do that they need screening and landscaping, and set back from property lines.
- Proper screening, setback, and drainage would have less impact.

Mr. Connell wrote a letter and tried to get it to the Planning Commission sooner. He requested the Planning Commission visit the site in person.

- Expansion to near Hasting's house is unfair, unrealistic, is not right, request they visit site to look at it, will lead them to conclusion that moving back the line is fair to everyone.
- Displayed aerial presented to City Commission that shows boundary Ray requests. Mr. Shivers said that map was an error and incorrect. Mr. Connell said he thought it was from the applicant.
- No opposition to moving boundary to match existing north boundary being Hasting property.
- Referenced photos provided to Planning Commission showing RVs next to rear property line visible on Hasting's property.
- Drainage coming off of RV park, expansion will add to problem.
- Asked if Commissioners know the applicants. No one knows them.

Commissioner Watson asked if the boundary line is moved back, will it cure the water problem. Mr. Connell said they need to do something. Mr. Connell said they need drainage along the north part of the existing park and the north part of the expansion to divert water to the east. Commissioner Watson asked if they could funnel the water on the expansion property and to the highway. Mr. Connell said they could.

Commissioner Fellers asked about drainage regulations and said he bought a home in a low place. Mr. Shivers said new subdivisions are required to submit a topographic survey with a preliminary plat to show how the property will drain. Commissioner Fellers said since it is commercial, maybe they need to take care of drainage. Mr. Shivers said Butler County has a site

plan review process. It's a checklist before a development permit is approved. Commissioner Fellers asked if it would have to be engineered. Mr. Shivers said it will be whatever Butler County requires. Mr. Shivers the City does on commercial properties in town. Mr. Connell said they need conditions to enforce drainage issue.

If approved, Mr. Connell recommends moving boundary back, require wooden fence, require a drainage engineered so no runoff goes to Hasting's property, require lighting not be in Hasting's back yard. If so, Hasting's will not oppose. Roadway needs to be asphalt, like code requires. New expansion will still exit by Hasting's property. Go out and take a look at the property.

Chairman Tetrick said he looked at the property before the first meeting, but did not go on private property. He said he wanted to clarify comments about drainage on the existing RV park. Chairman Tetrick asked if they need a drainage plan for the existing park and the proposed. Chairman Tetrick said he didn't think they could put that stipulation on the SUP. Mr. Connell said they can put conditions on the requested expansion that they feel are fair and reasonable and protect the value of the surrounding landowners, if that means the area has a drainage system that is incorporated with the expansion to assure the water is not being dumped on the Hastings property, they could do that. Mr. Connell said they have the right to do that.

Commissioner Fellers also said he visited the property, but did not go on private property.

Mr. Connell said he had some cases in the County where the planning board visited the property. He said it is important to do that.

Commissioner Hackler said 22 years in the cable tv industry allowed him to visit RV park for years. He said if they don't like the way it looks now, they would not have liked it when Norm Frost owned it. He said the owners have pumped a lot of money into the place. It is not perfect, but lightyears above what it used to be. Mr. Connell said they are not objecting to how they operate, they're not complaining about its current condition. They're saying that there are fair conditions that should be placed since it is devaluing their property, up to 18% according to the realtor. Mr. Connell said he would pass out pictures his client has taken over the last month, including pictures of a privacy fence there the travel trailers can be seen above it.

Commissioner Stewart asked if Mr. Connell agreed that there are no stipulations or restrictions by the County that would prevent the Hastings from building a fence. Mr. Connell said no, on their property they could, they have not done that. His clients were of the opinion that the RV park is higher and would have to build a 10 foot fence just to screen the existing RVs looking in their back yard. No prohibition against that. Commissioner Stewart said the City's fence requirements do not apply and that they are considering land use. He said the City allows up to a six foot fence and requires a SUP for an eight foot fence, asked if County's regulations are similar. Mr. Connell said six foot wouldn't screen the RVs and traffic. Mr. Connell said the applicant should have already had a fence and drainage plan for the SUP, but haven't done that.

Commissioner Stewart said in terms of illegal or nonconforming uses, they can't declare the RV park has been in violation of any particular codes or ordinances, just common courtesy. Mr. Connell said that is correct. Mr. Connell said they aren't complaining about compliance, but if they want to be a good neighbor, they need to do what they say they will do.

Commissioner Hackler said his understanding was the Donges' proposed fence screening is just to block the headlights moving in and out of the park, not putting up a penitentiary wall to never see the RVs. Commissioner Hackler said the Hastings aren't opposed to a six foot fence on the park property. Mr. Connell said that is correct.

Commissioner Long said his understanding is there would be a six foot fence and a 10 foot landscape buffer. Mr. Connell said there would be 10 feet between the roadway and the fence and if that's fair it should be a condition.

Commissioner Hackler asked Mr. Shivers to confirm they had requirements for that. Mr. Shivers said the 30 foot buffer and 10 foot landscaped area is required by ordinance, the fence was an option offered by the applicant.

Mr. Connell said he asked David Alfaro to see if he has reviewed the plan and what his requirements would be, and he said no. Mr. Connell said it's confusing when we go three miles out and approve zoning, and leave it up to the county to decide what is appropriate. Mr. Shivers said Mr. Alfaro has received the plans and that ordinance information is passed along.

Tim Donges, co-owner of Deer Grove RV Park, shared the following information:

- Met with Jeff at Natural Resource Conservation Service prior to planning the development. Looked at property on large scale topographic maps. Only drop off is on front third of expansion property, everything south for over a mile is considered flat, less than a 10 foot elevation change. He is familiar with NRCC because he owns a farm and has built waterways on his farm and by government contract.
- Used transit to measure elevation change on expansion property. Measured south end from east to west is one inch difference in elevation. Next big clearing north of there the ground is level. The only drop off starts where the existing park line is and it is visible. Addressing runoff is not problem since the elevation change on two-thirds of the property is one inch.
- Plans to send runoff to the east where there is an existing ditch that may have been along an old road. The ditch runs west of the church to the highway ditch.
- Today, the runoff runs north around the rental house on the front of the property stays on the property. It does not run onto the Hasting's property.
- Reiterated that Mr. Connell said the RV park and all the gravel was there before the Hasting's purchased their property. Donges only added the eastern row of RV parking.
- He has been a licensed real estate agent for over 15 years and last year put his license on the shelf. Mr. Sundgren is correct that we typically have commercial near highways and residential behind it.
- EPA views water as a shared resource. The expansion runoff will run down the east property line, go under the highway, and end up in the Walnut River, where it will impact people downstream just as the water the runs off his farm fields above the lake impact the City of El Dorado. Mr. Hasting's water runs off his property to the expansion property to the east.
- An engineered report won't show much, the land is flat. Jeff at NRCS see this as a nonissue.

- Showed Planning Commission large layout of proposed expansion. Showed on the map that the road curves are about 30 feet wide, placing the closest RV spot about 55 feet away from Mr. Hasting's property at the corner. Mr. Hasting would have a large buffer nearest the house.
- Planned to build a privacy fence for years. Proposed six foot fence, height can be decided by Planning Commission.
- Said they own mobile home parks and could put one here, asked Planning Commission if the RV Park or mobile home park would be better for the community.

Chairman Tetrick asked if the proposed elevation would be the same as it is now, assuming it will match what is there. Mr. Donges said it will. Mr. Donges said he works with an engineering firm in Kansas City, Missouri that builds structures and drainage. Mr. Hasting can take him to court over water running on the property, but that isn't the goal. He plans to keep water from going onto Mr. Hasting property. Welcomed conditions to inspect property after a heavy rain, but asked where it ends.

Mrs. Donges said you can build a fence up to six foot in El Dorado. She said that won't prevent her from seeing the house 15 feet away. She said an eight or 10 foot fence shouldn't be a factor. They've offered to build a fence to correct a problem. Chairman Tetrick said he thought they agreed that the fence height was fine. Mrs. Donges distributed pictures during the latest rain, showing drainage on the existing park. She said if she were the Hastings, she would fill in the low spot in the back yard rather than putting dirt around the property line. She also said drainage runs across her own residence west of the Hastings to get to the highway.

She said all the new RV parks, including those in Wichita, are gravel and she has to compete with them. She said if she paves the addition, she'll have to raise prices. She already has to compete with the RV campgrounds at the lake that do not pay taxes.

Mrs. Donges said other LULUs in the area include a sale barn that smells like cow manure, a horse barn that smells like horse manure, flies from those properties. She said the traffic on Highway 54 is the worst part of the neighborhood.

Mrs. Donges shared property values for the Hastings property from 2015 to 2019. She said in 2015 the property value was \$115,000 and now it is \$134,000. She said they did not go down in value because of her RV park. Instead they went up about \$19,000.

Commissioner Hackler asked if they had considered the Hasting's proposal to move the north boundary. Mrs. Donges said she has not considered, thought she would lose at least eight or nine spaces. The curves are extra wide to accommodate fire trucks and RVs. Most of the property the Mr. Connell would like removed is that curve area and not RVs parking.

Commissioner Watson asked if the water flowing onto the Hasting's property is a natural waterway that has been there for years. Mrs. Donges said the Hanks mobile home park flows across the Donges' mobile home park to Kafir Road, and the existing RV park flows northward to the highway. Commissioner Watson asked where the expansion property drains. Mrs. Donges said the new property drains to the east to a drainage ditch that goes to the highway. Commissioner Watson asked if the new proposal will not add any water to the Hastings property

by their house. Mrs. Donges said she does not plan on that happening. She said they have been saying that the grade stays and keeps flowing down the drainage ditch. She said it is a deep manmade ditch. She did not build it. Commissioner Watson clarified that the proposal would not increase the water on the Hastings property. Mrs. Donges said that is correct.

There being no one else to speak, the public hearing was closed.

### **3. Discussion by Planning Commission**

Commissioner Watson asked if everything was presented to the County Commission. Mr. Shivers said by interlocal agreement Butler County reviews the case to determine if it meets their Comprehensive Plan. The same information was sent to David Alfaro, who then put it in the Commission's agenda packets. Mr. Shivers said they likely do not review to the degree we do since we have the public hearings, they focus more on the comprehensive plan part.

Commissioner McLaren asked if they do site plan review. Mr. Shivers said they do at the staff level, just like in the City. He said if the SUP is approved, the county will review when they apply for their development permits, just like in the City.

Commissioner Fellers said the fence is not required but offered by the applicant. Mr. Shivers said that is correct.

Commissioner McLaren said he didn't think they should make it a condition.

Commissioner Stewart said he didn't have a problem with it since it was offered by the applicant, but did have a problem with requiring to be higher than six feet. Didn't know about legal mechanism, but suggest if six feet isn't enough height to satisfy neighbors, allow adjacent landowner to pay for additional two feet on fence. Reasonable way to satisfy both parties. Chairman Tetrick said he liked the idea.

Chairman Tetrick said the proposal to move the north property line would take away 12 to 15 campground spots. He said it wasn't fair to the applicant to lose a third of what they're proposing. Heard a lot about property values, Hastings purchased the property with the RV park already there.

Commissioner Hackler said it's been mentioned how much traffic will be in the park. Misnomer that there will be a parade every day in and out of the park. Can't imagine more than a dozen at any given time, no lines coming and going. Didn't think it was a nonstop caravan coming and going. He said maybe it is the day turnover is over, but they're gone that day and won't be back until next turnaround.

Chairman Tetrick said they don't cut them loose on the same day and stagger shifts at the refinery. Most turnaround workers will stay six to eight weeks then they're off to the next one.

Commissioner Long said he drove by the property too and thought it seemed calm and quiet. He saw water everywhere and not sure who is responsible for it or how it will be solved. He said they met in October and thought it would be resolved. Chairman Tetrick said he thought the

water would be taken care of when they built the addition, they probably wouldn't address drainage before project was approved. Chairman Tetrick said there's water everywhere. Commissioner Fellers mentioned it's been the second wettest May of all time. Chairman Tetrick said he has water standing in his neighborhood and it had a drainage study. Commissioner Long said he wasn't sure the RV park is responsible for all the water.

Commissioner Hackler said some thought should be given that Mr. Donges can clear cut the property and line it with mobile homes. He said he understand the Hasting's and has a situation next to him that he can't block with a fence. He said with the fence, landscaping, and making sure there's no additional drainage, not sure how they could prohibit that.

Chairman Tetrick said his concern is drainage but cannot prove its them or not, not sure that expansion would make it any better or worse, not sure how to determine that. Commissioner Watson said if they level the land the water should go out the east side.

Commissioner Fellers asked if someone would go out as they're leveling land to inspect. Mr. Shivers said he couldn't say what exactly they do since he is not part of their operation or office. We know their procedures are similar to ours in the city. Mr. Shivers says Scott Rickard reviews those details for the City and without County Engineer or Mr. Shivers' counterpart, can't share the details. Commissioner Fellers asked if the applicant could hire someone to look at it. Mr. Shivers said that would be up to the property owners where they're surveying property and elevations. Commissioner Stewart said they could only hire someone to work on their own property.

Commissioner Hackler asked if the Hasting's back yard is equal to elevation on the expansion property. Commissioner Watson said he thought it was a two feet difference. Chairman Tetrick said that's from the existing park. Commissioner Hackler said if the expansion is level, how can we say it will run off into the Hasting's yard. If it's built up to level of current park, it obviously has to be moved away somehow. He said even a two inch different in elevation will take all that water across the property to the ditch.

Commissioner Stewart said it's not their charge to assess that. Only way to know that with certainty is for a registered land surveyor to perform a survey and a registered civil engineer to create a grading and drainage plan.

Commissioner Hackler asked if the stipulation require the project not to impact drainage-wise. Commissioner Stewart says that falls under the County's authority, not the City of El Dorado's authority in this case. Commissioner Hackler asked if it was their duty to add it to the SUP. Chairman Tetrick said they could but not sure that's the route they should take. Commissioner Stewart says the County has their policies and procedures in place.

#### 4. Motion

Commissioner Leason, mcclaren

#### Roll Call Vote

Commissioner Fellers                      Y

|                      |   |
|----------------------|---|
| Commissioner Hackler | Y |
| Commissioner Leason  | Y |
| Commissioner Long    | Y |
| Commissioner McLaren | Y |
| Commissioner Stewart | Y |
| Chairman Tetrick     | Y |
| Commissioner Watson  | Y |

The motion passed (8-0).

#### **4. OLD BUSINESS**

#### **5. STAFF ITEMS**

Mr. Shivers announced the next meeting would be on June 27<sup>th</sup> to review a tank farm expansion. He said the Mears Fertilizer SUP was approved by the City Commission.

- Elect/Re-Elect Chairman and Vice Chairman positions

Chairman Tetrick said he would like to continue serving as Chairman. Commissioner Stewart moved to elect Chairman Tetrick to another term as chairman, seconded by Commissioner Leason. The motion passed unanimously (8-0). Chairman Tetrick moved to elect Commissioner Stewart to another term as vice chairman, seconded by Commissioner Hackler. The motion passed unanimously (8-0).

- Appoint representative to Board of Zoning Appeals

Commissioner Long volunteered to be the representative to the Board of Zoning Appeals.

#### **6. ADJOURNMENT**

The meeting adjourned at 8:30pm.