

## Cherokee County Planning Commission

Minutes for February 4, 2026

### CONVENE

Chairman Brett Warstler called the scheduled meeting of the Cherokee County Planning Commission (the Commission) to order at 6:00 p.m. on Wednesday, February 4, 2026, in the break room of the Cherokee County Courthouse. Commissioner Commons opened the meeting with prayer.

### ROLL CALL

Chairman Warstler conducted roll call. Present were Chairman Brett Warstler, Vice-Chair John Lopp, Commission members Scott Boyes, Randy Commons, and Roger Draeger.

Also attending were Secretary Lorie Johnson, Counselor Addison Tucker, Mel Hass, Commissioner Cory Moates, Dr. Kurtis Gregory, and Abbey Eckberg and Christopher Shires with Confluence.

### REVIEW OF 1/7/26 MEETING MINUTES

Upon review of the minutes from the January 7, 2026 meeting, Commissioner Boyes moved to approve the minutes as presented. Commissioner Commons seconded. Motion passed unanimously.

### COMMUNICATION

Chairman Brett Warstler provided a statement regarding the recent fraudulent emails sent from fake accounts using his name. He advised the Board to be aware of efforts to cause the Board to violate Kansas Open Meetings rules, and assured fellow commissioners that there would be no direct correspondence from him to any voting member of the Cherokee County Planning Commission.

Dr. Kurtis Gregory appeared before the Board to share his thoughts and concerns regarding zoning in the county.

### OLD BUSINESS

#### **Confluence**

Confluence presented the first draft version of the comprehensive plan. The draft will be available through the website, and will be shared with the Board via email. During the discussions, Confluence inquired about current flood plain enforcement and ordinances in place for the county. It was noted that future zoning needs to reflect rules concerning construction in a flood plain.

Confluence provided potential dates and locations for Public Open House meetings. They plan to hold the come and go meetings in the same venues as the first set of meetings, and are planning to hold the open houses during the week of March 9.

The suggestion was offered to begin zoning regulations on high-impact land use projects such as renewable energy developments. As a result of that discussion, the Board asked Confluence to provide a draft proposal outlining the expected costs for creating zoning ordinances and conditional use permits. The cost estimate is to be sent to the Board secretary.

Confluence suggested a joint workshop between the Cherokee County Board of Commissioners and the Cherokee County Planning Commission to go over the draft plan, as well as address the need to bring county flood plain ordinances and documents into alignment with FEMA standards.

## **NEW BUSINESS**

### **Mel Hass**

In response to Confluence's presentation at the December meeting, Board consultant, Mel Hass provided suggestions and additional considerations he would like to see added to Chapter 5 (Renewable Energy) of the Comprehensive Plan respective to industrial wind development projects. Those added considerations include: tower color, turbine design, aerial detection systems, bat deterrent systems, fire suppression systems, times height of turbine statement, interference with weather services, curtailment agreements, sound limits, aerodynamic noise, shadow flicker, and television and cell phone service disruptions. He also suggested the requirement of reverse-construction as the decommissioning method, as well as implementing a property value agreement requirement.

### **Confluence Invoices**

Commissioner Lopp moved to approve Confluence invoice #33807 (PR#8), in the amount of \$9645.85. Commissioner Boyes seconded. Motion passed unanimously.

## **ADJOURNMENT**

Commissioner Boyes moved to adjourn the meeting. Commissioner Commons seconded the motion. Motion passed unanimously.

ATTEST: Resolved and ordered this 4th day of March, 2026.

  
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Brett Warstler, Chair

  
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John Lopp, Vice-Chair

  
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Roger Draeger, Planning Commissioner 1

  
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Randy Commons, Planning Commissioner 3

  
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Scott Boyes, Planning Commissioner 4

  
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Lorie Johnson, Secretary