

Cherokee County Planning Commission

Minutes for May 6, 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, May 6, 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, and Commission members Scott Boyes, Randy Commons and Roger Draeger.

Also attending were Secretary Lorie Johnson, Counselor Addison Tucker, Christopher Shires and Mel Hass.

REVIEW OF 4/1/2026 MEETING MINUTES

Upon review of the minutes from the April 1, 2026 meeting, Commissioner Lopp moved to approve the minutes as presented. Commissioner Commons seconded the motion. Motion passed 5-0.

ANNOUNCEMENTS

Mel Hass announced that there would be a meeting regarding the proposed nuclear project in Labette County on Monday, May 11th at the Parsons Municipal Auditorium. The meeting will begin at 7:00. Anyone interested on learning more about the project was encouraged to attend.

OLD BUSINESS

Confluence, review of feedback and next steps:

Christopher Shires with Confluence presented the results from the Open House Series and feedback from the website. He reminded the Commission that the next steps are to set dates for a joint workshop with the Cherokee County Board of Commissioners and for the Planning and Zoning Public Hearing on the Comprehensive Plan.

Christopher Shires shared updates made to the Comprehensive Plan draft based on feedback received. Those changes include:

1. Updated flood plain information.
2. Updated summary of public meetings and open houses.
3. Addition of sewage lagoons and storage ponds used for industrial purposes outside of agriculture.

Commissioner Lopp revisited the feedback that has been received in favor of a full ban on industrial solar in the county, and questioned if a full ban should be addressed in the Comprehensive Plan.

Executive Session:

Counselor Addison Tucker requested an Executive Session for Attorney-Client Privilege. Commissioner Boyes made the motion to enter into a 10-minute executive session, including the five planning commissioners and Counselor Tucker. Commissioner Lopp seconded the motion. Motion passed unanimously. The Executive Session began at 6:25 and concluded at 6:35. No action was taken.

Joint Workshop and Public Hearing Dates:

The Commission set the tentative date of Tuesday, May 19th at 6:00 for the joint workshop, and the tentative date of Wednesday, June 3rd at 6:00 for the Planning and Zoning Public Hearing. Counselor Tucker will check on availability of the Cherokee County Board of Commissioners for the joint workshop, as well as availability of the courtroom for the Public Hearing and report back to Secretary Johnson.

Confluence, proposal for zoning code:

Christopher Shires presented a previously requested scope and fee proposal to have Confluence draft zoning code for Cherokee County. The cost for the proposed 4-month process would be \$46,500, and include the following:

- Phase 1: Draft code and review (3 months)
- Phase 2: Finalize draft codes (1 month)
- Code review with White Smith Cousino (WSC) Planning
- Reimbursable expenses

The Commission discussed adding an additional 20% contingency to the proposal for legal assistance with the final code document.

Commissioner Commons moved to accept the Confluence proposal for \$46,500 to draft zoning code and add contingency funding not to exceed \$9,000 for legal assistance with the final zoning document. Commissioner Lopp seconded the motion. Commissioners Warstler, Lopp, Boyes and Commons voted in the affirmative. Commissioner Draeger abstained. Motion passed. Addison will deliver this proposal to the Cherokee County Board of Commissioners for their review and approval.

Review:

Chairman Warstler encouraged the Commission to voice any concerns and share any feedback on the current draft of the Comprehensive Plan. Setbacks and other items were discussed, but no changes were made to the draft.

NEW BUSINESS**Confluence Invoice:**

Commissioner Lopp moved to approve Confluence Invoice #34492 (PR 11) in the amount of \$5,659.93. Commissioner Boyes seconded the motion. The motion passed 5-0.

Taxation examples:

Commissioner Draeger distributed information on solar in Ford County.

Emails:

Chairman Warstler distributed copies of an email exchange between Christopher Shires and Secretary Johnson outlining their work on valuations and taxation on solar projects that exist in Kansas.

ADJOURNMENT

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

ATTEST: Resolved and ordered this 3rd day of June, 2026.

 Chair

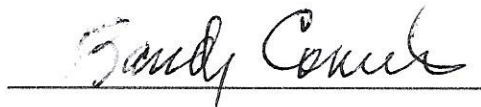
Brett Warstler, Chair



John Lopp, Vice-Chair



Roger Draeger, Planning Commissioner 1



Randy Commons, Planning Commissioner 3



Scott Boyes, Planning Commissioner 4



Lorie Johnson, Secretary