

Labette County Planning & Zoning Meeting Minutes

March 26, 2026

Chairman Marc Jones called the meeting to order at 6:00 pm

Attendance Roll Call:

Present were Marc Jones, Keith Keller, Lindsey Wilson, Christina Sykes, Danny Sutton. Absent were Bob Spencer and Bill Owens (both arrived late so all (7) board members were present).

Zoning administrator present: Mel Haas

Council Present: Ross Albertini

Visitors present: (6) members of the public

Minutes of the September 10, 2025 meeting were approved as read on a motion by Lindsey Wilson and seconded by Danny Sutton. Roll call approved.

Marc Jones asked for election of officers for 2026. Bill Owens made a motion to keep existing board officers as the past year – Marc Jones – Chairman; Christina Sykes – Vice Chairman; Keith Keller – Secretary. Lindsey Wilson seconded the motion and voted unanimously by board.

Marc Jones asked for discussion on the P & Z working committee, chaired by Keith Keller. Chairman will choose (2) additional board members for the committee. A motion was made by Lindsey Wilson to keep Keith Keller as chairman of the Working Committee. Bill Owens seconded the motion and approved unanimously by the board.

Zoning Administrator, Mel Haas, was asked to provide updates on projects within Labette County and GPIIP that might involve the zoning board.

Marc Jones requested the board to ask questions of Mel Haas on any of the topics discussed. Mel was able to field questions to the board members.

Updates on WECS, SECS, BESS and transmission line projects were presented.

WECS – only one lease in effect on southern county line near Craig County, OK

SECS – there is two small scale leases in Labette County

BESS - one lease by Plus Power near the Service Valley Everygy substation in NE Labette County

Transmission Lines – one lease in NE Labette County and in-active at this time.

Mel stated that all Labette County Zoning information is published on Labette County website.

He reviewed the Fee Schedule (Resolution 2025-43-L) dated November 10, 2025, which pertains to industrial and commercial projects in the county.

Chairman Marc Jones asked for discussion from the board members as to whether Labette County government projects should be charged a fee.

Counselor Ross Albertini suggested we look at county and municipalities in Labette County.

After discussion, Lindsey Wilson made a motion that Labette County government projects be exempt from zoning the Fees Schedule and in addition, a motion for Labette County Municipalities to have ability to request to be exempt from the fee schedules within their city limits. Bill Owens seconded the motion. Board members voted unanimously approving these two motions. Board will recommend this to Commissioners for approval.

Mel Haas discussed a request for new RV Park near Chetopa. He stated the Park would be required to follow regulations for sewer, water, electric, and road use, but no permits are required by zoning.

Mel discussed the CU's and permitting required for solar energy projects within the GPIIP park, who could request to move outside GPIIP. This will be addressed in SEC CU's.

Working committee will review the CUs for SEC solar energy, BESS Batteries and Transmission lines.

Marc asked for other new business and nothing was discussed.

Marc asked for motion to adjourn. Motion to adjourn was made by Bob Spencer and seconded by Lindsey Wilson at 7:35 pm.