



**ROLL CALL:**

|                          |                          |                           |
|--------------------------|--------------------------|---------------------------|
| _____ Louis Reed         | _____ Brandon Livingston | _____ Rob Pearce          |
| _____ Christine Campbell | _____ Karen Harris       | _____ Kenneth Stottlemire |
| _____ Kenzie Singleton   | _____ Scott Hornbuckle   | _____                     |

**GENERAL BUSINESS:**

**ADOPTION OF THE AGENDA:**      October 20, 2022 Regular Meeting

**APPROVAL OF MINUTES:**      **SEPTEMBER 15, 2022 Regular Meeting**

**COMMUNICATIONS:**

**EX PARTE COMMUNICATIONS:**

**PUBLIC HEARING ITEMS:**

- Continued application #2205-1968 (Thompson) to rezone approximately 14.52 acres from the A-1 (Agriculture) Zone to the R-E (Residential Estate) Zone. Said property to be rezoned is currently a portion of the property known as 3953 Rock Creek Terrace and is located on the North side of Rock Creek Terrace, in the Northeast Quarter (NE ¼) of Section 24, Township 17 South, Range 20 East, in Franklin County, Kansas.

**[Click here to see supporting documents](#)**

- Application #2208-1986 (Crum), to rezone approximately 14.34 acres from the R-E (Residential Estate) Zone to the A-1 (Agriculture) Zone. Said properties to be rezoned are currently known as 2740 and 2742 Florida Road and are located on the West side of Florida Road and approximately one-quarter (1/4) mile North of Labette Road, in the North Half (E ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) Section 09, Township 17 South, Range 18 East, in Franklin County, Kansas.

**[Click here to see supporting documents](#)**

3. Application #2208-1987 (Matias) to rezone approximately 52.03 acres from the A-1 (Agriculture) Zone to the A-2 (Transitional Agriculture) Zone. Said property to be rezoned is currently known as 4141 Marshall Road and is located on the North side of Marshall Road and approximately one-quarter (1/4) mile East of Texas Road, in the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section 06, Township 17 South, Range 21 East, in Franklin County, Kansas.

[Click here to see supporting documents](#)

4. Application #2209-1989 (Barklow) to rezone approximately 0.30 acres from the A-1 (Agricultural) Zone to the R-3A (Single Family Residential Three Acre) Zone and to rezone approximately 5.70 acres from the R-E (Residential Estate) Zone to the A-1 (Agriculture) Zone. Said properties are commonly known as 2406 and 2436 Florida Road and are located on the West side of Florida Road approximately one-half (1/2) mile North of Rock Creek Road, in the South Half (S 1/2) of the Northeast Quarter (NE 1/4) of Section 21, Township 17 South, Range 18 East, in Franklin County, Kansas.

[Click here to see supporting documents](#)

5. Application #2209-1991 (Erlacher) to rezone approximately 10.01 acres from the A-1 (Agriculture) Zone to the R-E (Residential Estate) Zone. Said property to be rezoned is currently a portion of the property known as 3893 K-33 Highway and is located on the East side of K-33 Highway and approximately one-quarter (1/4) mile South of Reno Road, in the North Half of the Northwest Quarter (N 1/2 of SW 1/4) of Section 15, Township 16 South, Range 21 East, in Franklin County, Kansas.

[Click here to see supporting documents](#)

6. Application #2209-1995 (Rayson) to rezone approximately 2.00 acres from the R-E (Residential Estate) Zone to the A-1 (Agricultural) Zone and to rezone approximately 15.00 acres from the R-E (Residential Estate) Zone to the A-2 (Transitional Agriculture) Zone and to rezone approximately 14.71 acres from the A-1 (Agriculture) Zone to the A-2 (Transitional Agriculture) Zone. Said properties are commonly known as 3213 & 3255 Texas Road and 4102 K-68 Hwy. and are located on the East side of Texas Road, South of K-68 Highway, in the Northwest Quarter (NW 1/4) of Section 31, Township 16 South, Range 21 East, in Franklin County, Kansas.

[Click here to see supporting documents](#)

7. Application #2209-1997 (Kleitz) to rezone approximately 20.00 acres from the R-E (Residential Estate) District to the A-2 (Transitional Agriculture) Zoning District and to consider Application #2209-1998 for the approval of a Special Use Permit to allow operation of a Micro Distillery. Said properties are commonly known as 3413 and 3426 Utah Road and are located on the East side of Utah Road approximately one-half (1/2) mile North of K-68 Highway, in Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), in Section 29, Township 16 South, Range 21 East, in Franklin County, Kansas.

[Click here to see supporting documents](#)

**NON-PUBLIC HEARING ITEMS:**

1. Application #2209-1992, approval of a final plat of Baas Estate, located on the West side of Florida Road approximately one-half (1/2) mile North of Rock Creek Road, in the South Half (S ½) of the Northeast Quarter (NE ¼) of Section 21, Township 17 South, Range 18 East, in Franklin County, Kansas.

**[Click here to see supporting documents](#)**

**PUBLIC COMMENT SECTION:**

Public that wishes to address any planning or zoning issues.

**GENERAL BOARD DISCUSSION:**

**CALENDAR:** Next Planning Commission Public Hearing – **NOVEMBER 17, 2022** at **6:30 P.M.** in the **County Commissioners Meeting Room.**

**ADJOURNMENT:**

---

**ATTENTION:**

For those who have not attended a Planning Commission meeting before here is the order of events.  
**Public Hearing Procedures.**

For items on the agenda requiring a public hearing, the procedure is as follows:

1. Chair announces application.
2. Staff gives a summary presentation and recommendation.
3. Planning Commission asks Staff questions.
4. Chair opens the Public Hearing asking the applicant for a presentation. This presentation can be up to 15 minutes in length.
5. Planning Commission asks the applicant questions.
6. Chair will ask for members of the audience who wish to speak opposed or in favor of the application to come forward and make statements or ask questions.
7. The Public Hearing is closed.
8. Chair directs any questions to the appropriate individuals.
9. Planning Commission discussion.
10. Planning Commission votes.

Members of the audience should address their questions and comments to the Planning Commission.