



ROLL CALL:

_____ Louis Reed	_____ Brandon Livingston	_____ Rob Pearce
_____ Christine Campbell	_____ Karen Harris	_____ Kenneth Stottlemire
_____ Kenzie Singleton	_____ Scott Hornbuckle	_____ Donna Hines Rayson

GENERAL BUSINESS:

ADOPTION OF THE AGENDA: November 17, 2022 Regular Meeting

APPROVAL OF MINUTES: [Click here to read draft minutes of OCTOBER 20, 2022 Regular Meeting](#)

COMMUNICATIONS:

EX PARTE COMMUNICATIONS:

PUBLIC HEARING ITEMS:

1. Application #2209-2000 (Anderson), to rezone approximately 5.00 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 3297 Indiana Road and is located on the South side of Osborne Road and on the East side of Indiana Road, in the Northwest Quarter (NW ¼) of Section 31, Township 16 South, Range 19 East, in Franklin County, Kansas.

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

2. Application #2210-2003 (Evergy) for a Special Use Permit to allow for the construction and operation of an Electrical Substation in an A-1 (Agriculture) Zone. Said property is commonly known as 2200 Texas Road and is located on the South side of Rock Creek Road and on the West side of Texas Road, in the Northeast Quarter (NE ¼) of Section 25, Township 17 South, Range 20 East, in Franklin County, Kansas.

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

3. Application #2210-2004 (Thompson) to rezone approximately 34.00 acres from the A-2 (Transitional Agriculture) Zone to the I-1 (Light Industrial) Zone. Said property to be rezoned is currently a portion of the property known as 2880 Nebraska Road and is located on the South side of Marshall Road between I-35 Highway and Nebraska Road, in the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 07, Township 17 South, Range 20 East, in Franklin County, Kansas.

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

4. Application #2210-2005 (George) for a Special Use Permit to allow for the construction of a 5-foot by 10-foot business sign with lighting in an A-1 (Agriculture) Zone. Said property is commonly known as 4370 Vermont Terrace and is located on the North side of I-35 Highway between Vermont Road and Vermont Terrace, in the South Half (S ½) of the Northwest Quarter (NW ¼) and the North Half (N ½) of the Southwest Quarter (SW ¼) of Section 33, Township 15 South, Range 21 East, in Franklin County, Kansas.

[Click here to see supporting documents](#)

NON-PUBLIC HEARING ITEMS: There were none.

PUBLIC COMMENT SECTION: Public that wishes to address any planning or zoning issues.

GENERAL BOARD DISCUSSION:

CALENDAR: Next Planning Commission Public Hearing – **DECEMBER 15, 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.