

FRANKLIN COUNTY PLANNING COMMISSION
PUBLIC MEETING MINUTES
6:30 P.M., JANUARY 16, 2020 AT THE
COUNTY COMMISSIONERS MEETING ROOM FRANKLIN COUNTY ANNEX

ATTENDANCE:

MEMBERS: J. Pickett; R. Bowers; L. Spencer, Chair; C. Campbell; S. Valencia; D. Barkley; N. Mast and M. Wilkins were present. J. Camis was excused.

STAFF: Larry D. Walrod, Planning Director and Deann Farrell were present

COMMISSIONERS: None were present.

ADMINISTRATOR/CO COUNSELOR: None were present.

PUBLIC: No one signed in. Sign-in list is part of the official file copy located in the Planning Office.

NOTES: Chair called the meeting to order at 6:30 p.m.

GENERAL BUSINESS:

ADOPTION OF THE AGENDA: Chair asked if there were any amendments to the January 16, 2020 Agenda. There were none. Chair asked for a motion. N. Mast made a motion to accept the agenda as presented. R. Bowers seconded the motion. The Chair called for voice vote. All voted in favor. The agenda was approved 8-0 as presented.

APPROVAL OF MINUTES: December 19, 2019 Public Meeting. Chair asked if there were any corrections to the December 19, 2019 Public Meeting Minutes. There were none. Chair asked for a motion. R. Bowers made a motion to approve the minutes of the December 19, 2019 Public Meeting as written. The motion was seconded by M. Wilkins. The Chair called for voice vote. All voted in favor. The minutes were approved 8-0 as written.

COMMUNICATIONS: There were none.

EX PARTE COMMUNICATIONS: There were none.

PUBLIC MEETING ITEMS:

The Chair opened Public Meeting Items.

1. *Application #1912-1733 (Paul), to rezone approximately 22.6 acres from A-2 (Transitional Agriculture) Zoning District to a R-E (Residential Estate) Zoning District. Said property is located on the West side of Ohio Road approximately one-half (1/2) mile South of Ellis Road, in the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 28, Township 18 South, Range 20 East.*

Staff Presentation: The Chair opened Staff Presentation. Staff stated that the applicant is requesting to rezone approximately 22.6 acres from an A-2 (Transitional Agriculture) Zoning District to an R-E (Residential Estate) Zoning District. The property is located on the West side of Ohio Road approximately one-half (1/2) mile South of Ellis Road, in the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 28, Township 18 South, Range 20 East. The purpose for the rezoning is to permit the division of approximately 22.6 acres into two (2) tracts. Both tracts would meet the minimum requirements of the R-E Zoning District. The applicant is proposing to purchase the southern half of the tract for pasture land for her horse. The property owner would retain the northerly tract that has an existing residence that is served by a well for on-site water and has an existing on-site sanitation system. The rural water district stated they do have the capabilities to provide on-site water to the southerly tract should someone decide to develop on that tract in the future. Notice was sent three (3) surrounding property owners. The Planning Department did not receive any comments for or against the rezoning request. Staff finds that the rezoning request is substantially in compliance with the goals and objectives of the County Comprehensive Plan and the County Zoning Regulations as well as the provisions set forth in the Supreme Court case of Golden vs. the City of Overland Park. In consideration of the rezoning, the Planning Commission should look at the thirteen (13) findings of fact based on the guidelines that are listed in your Staff Report along with the factors from the Golden Case. This request also meets all of the minimum standards set forth in the Subdivision Regulations regarding lot length-to-width ratio, parcel size and frontage. After reviewing the character of the surrounding area and the policies of the Comprehensive Plan and the statute, K.S.A. 12-757A, which states that the rezoning is generally in compliance with the land use provisions of the Comprehensive Plan is deemed reasonable. Staff recommends that the Planning Commission adopt the attached draft resolution recommending approval of rezoning application #1912-1733 requesting to rezone approximately 22.6 acres from an A-2 (Transitional Agriculture) Zoning District to the R-E (Residential Estate) Zoning District based on the findings as set forth in the resolution and forward a recommendation to the County Commissioners to rezone the property and to amend the County Zoning Map accordingly. The Chair closed Staff Presentation.

Applicant Presentation: The Chair opened Applicant Presentation. There were none. The Chair closed Applicant Presentation.

Public Comment: The Chair opened Public Comment. There were none. Chair closed Public Comment.

Board Discussion. The Chair opened Board Discussion. There were none. The Chair closed Board Discussion.

The Chair asked for a motion. R. Bowers made a motion to recommend approval of application #1912-1733 (Paul) to rezone approximately 22.6 acres from an A-2 (Transitional Agriculture) Zoning District to an R-E (Residential Estate) Zoning District as described by Chair and based on Staff recommendations and the findings as stated in the Staff Report. The motion was seconded by M. Wilkins. The Chair called for roll call vote.

Camis	Excused	Spencer	Yes	Mast	Yes
Wilkins	Yes	Barkley	Yes	Campbell	Yes
Valencia	Yes	Bowers	Yes	Pickett	Yes

Motion carried 8-0.

The Chair closed Public Meeting Items.

NON-PUBLIC MEETING ITEMS:

The Chair opened Non-Public Meeting Items. There were none. The Chair closed Non-Public hearing Items.

PUBLIC COMMENT SECTION:

The Chair opened Public Comment. There were none. The Chair closed Public Comment.

GENERAL BOARD DISCUSSION:

The Chair opened General Board Discussion. There were none.

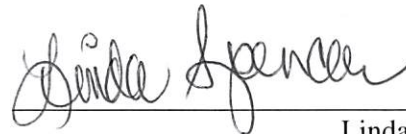
The Chair closed General Board Discussion.

CALENDAR:

The next Planning Commission Public Meeting will be held **THURSDAY, FEBRUARY 20, 2020 at 6:30 p.m.** in the **COUNTY COMMISSIONERS MEETING ROOM IN THE ANNEX BUILDING.**

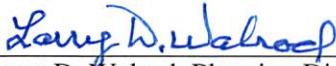
ADJOURNMENT:

With no further business to discuss, D. Barkley made a motion to adjourn. R. Bowers seconded the motion. All voted in favor 8-0. The meeting was adjourned at 6:35 p.m.



Linda Spencer, Chair

Attest:



Larry D. Walrod, Planning Director