



**ROLL CALL:**

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

**GENERAL BUSINESS:**

**ADOPTION OF THE AGENDA:**      January 18, 2024 Regular Meeting

**APPROVAL OF MINUTES:** [click here to read the draft minutes of the December 21, 2023 Regular Meeting](#)

**COMMUNICATIONS:**

**EX PARTE COMMUNICATIONS:** *An ex parte communication occurs when a board member in a quasi-judicial proceeding communicates, directly or indirectly, with any person or party in connection with a matter before the board, absent of notice and opportunity for all parties to participate. The term ex parte literally means “one-sided.”*

**PUBLIC HEARING ITEMS:**

1. Application #2310-2095 (Madl) to rezone approximately 15.00 acres from the A-1, Agriculture Zone to the R-E, Residential Estate Zone. Said property to be rezoned is currently known as 3540 Woodson Road and is located on the South side of Woodson Road of Oregon Road approximately one-quarter (1/4) mile East of Ohio Road, in the North Half (N ½) of the Northwest Quarter (NW ¼) of Section 22, Township 15 South, Range 20 East.

[Click here to see supporting documents](#)

2. Application #2311-2097 (Gottschamer) rezone approximately 7.00 from the A-1 (Agricultural) Zone to the R-E (Residential Estate) Zone. Said property is commonly known as 4410 Arkansas Road. and is located on the West side of Arkansas Road and on the North side of Shawnee Terrace, in the East Half (E ½) of the Northeast Quarter (NE ¼) of Section 35, Township 15 South, Range 17 East.

[Click here to see supporting documents](#)

3. Application #2312-2100 (Vega) to rezone approximately 2.50 acres from the A-1 (Agricultural) Zone to the R-E (Residential Estate) Zone. Said property is commonly known as 2729 Nebraska Road, and is located on the North side of Labette Road and on the East side of Nebraska Road, in the Southwest Quarter (SW ¼) of Section 08, Township 17 South, Range 20 East.

[Click here to see supporting documents](#)

4. Application #2312-2101 (Bones) rezone approximately 4.00 acres from the A-1, Agriculture Zone to the R-3A, Single Family Residential Three Acre Zone. Said property to be rezoned is commonly known as 1970 John Brown Road and is located on the South side of John Brown Road and approximately one-half (1/2) mile East of Iowa Road, in the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section 17, Township 18 South, Range 19 East.

[Click here to see supporting documents](#)

5. Application #2312-2103 (Willcut, Jr.) for a variance to Chapter III, Article 1, Section 5 to the requirement for Private Water Supplies. Said property is commonly known as 1354 Utah Road and is located on the West side of Utah Road approximately one-half (1/2) mile North of Finney Road, in the East Half (E ½) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 18, Township 18 South, Range 21 East.

[Click here to see supporting documents](#)

**NON-PUBLIC HEARING ITEMS:** There were none.

**PUBLIC COMMENT SECTION:** Public desiring to speak on an item not on the agenda may do so at this time. Discussion time limit shall be determined by the Chair and the Planning Commission will not take an action or discuss items at this time. Discussion shall be limited to planning and zoning issues. Items introduced under “Public Comment” may become agenda items at a later date.

**GENERAL BOARD DISCUSSION:**

**CALENDAR:** Next Planning Commission Study Session – **FEBRUARY 08, 2024** at **6:30 P.M** and the next Planning Commission Public Hearing – **FEBRUARY 15, 2024** 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.