

**MINUTES OF THE
MIAMI COUNTY PLANNING COMMISSION
December 5, 2023**

**MIAMI COUNTY ADMINISTRATION BUILDING
COMMISSION CHAMBERS
201 SOUTH PEARL STREET
PAOLA, KANSAS 66071**

ATTENDANCE

CHAIR: Not present

VICE-CHAIR: Kelli Broers

PLANNING COMMISSION Joshua Brown, Bret Manchester, Gary Brockus, Randy Kitchen, Topher Philgreen (joined at 7:03), and Joe Flake (joined at 7:15)

ABSENT MEMBERS:

EX-OFFICIO MEMBERS: None present

PLANNING DIRECTOR: Kenneth Cook

ASST. PLANNING DIRECTOR: Jennifer Koehn

PLANNER: Not present

PC SECRETARY: Not present

COUNTY COUNSELOR: Not present

ECONOMIC DEVELOPMENT Not present

COUNTY COMMISSION: None Present

COUNTY CLERK: Not Present

PRESS: None Present

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CALL TO ORDER

Vice-Chairman Kelli Broers called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Roll Call was taken with seven (7) members present, making a quorum.

DISCLOSURE OF ANY EX PARTE COMMUNICATIONS OR POTENTIAL CONFLICTS OF INTEREST

There were none.

ADOPTION OF THE AGENDA

Philgreen moved to adopt the agenda. Brown seconded, and the motion passed unanimously (7-0), via show of hands.

CONSENT AGENDA

- Minutes: Approval of the November 6, 2023, Planning Commission Minutes

Flake moved to approve the consent agenda. Brockus seconded, the motion passed with six (6) in favor and one (1) abstaining (Kitchen). Kitchen stated he wasn't present for the November meeting.

REGULAR AGENDA

Old Business: none

New Business:

Adopting the 2024 - 2025 Planning Commission Calendar

Cook stated the title shows the wrong years and will have this corrected. Cook noted there have been adjustments to a couple of meeting dates due to conflicts with elections and holidays. Cook asked if the Planning Commission had any conflicts or questions.

Brown asked about possibility of changing July 2nd since it is so close to Independence Day.

Broers stated she had a similar thought but decided it could go either direction with someone scheduling vacation or long weekends.

Brockus moved to adopt the 2024-2025 Planning Commission Calendar. Kitchen seconded; the motion passed unanimously (7-0).

GENERAL DISCUSSION:

PLANNING COMMISSION TRAINING

Cook stated the first training tonight will be a 30-minute video provided by the American Planning Association titled "Preparing for Planning Commission Meetings: Staff Report". Staff and Planning Commission discussed the training.

At 7:58 p.m. Joe Flake left the meeting for a fire call.

Cook stated he will be providing another 6-minute training video provided by American Planning titled "Comprehensive Plans". Staff and Planning Commission discussed the Comprehensive Plan training.

At 8:34 p.m. Joe Flake returned to the meeting.

COMPREHENSIVE PLAN DISCUSSION

Staff presented an approach to finalizing changes to the April 14, 2022, draft of the Comprehensive Plan. Staff provided the Commissioners with copies of the original draft section pertaining to Renewable Energy along with a rewrite of the sections with a more neutral stance on the subject. Staff explained this section was chosen to use as an example due to it being relatively short and a considerable amount of feedback and comments were given from both Planning Commissioners and Board of County Commissioners expressing the need for neutral wording on the topic that better aligned with Miami County. Staff requested guidance on the method staff was proposing.

The general consensus of the Planning Commission was the approach suggested by Staff for editing the draft is acceptable and the Planning Commission requested time to review the possible changes.

Staff and Planning Commission had discussion on the topic of Rural Character and how this could be integrated into the Comprehensive Plan. Cook asked the Planning Commission to consider what Rural Character means to them and be prepared to have a discussion at the January Planning Commission meeting.

Staff presented maps to the Planning Commission showing parcels of different sizes being highlighted in different colors. Staff noted the intent of these maps were to show areas of the county in which a significant quantities of smaller lot development had already occurred and if some of these areas might be appropriate locations for allowing additional similar densities of development.

ANNOUNCEMENTS BY STAFF / COMMISSIONERS

There were none.

Possible Future Amendments to Zoning and Subdivision Regulations

A. Common Access Easement requirements

- B. Sign Regulations
- C. Telecommunications Regulations
- D. Height limits for radio, television, internet antennas and satellite dishes designed for individual residences.

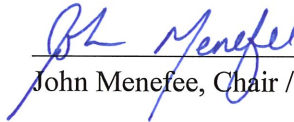
There was no discussion regarding these "Possible Future Amendments" to the regulations.

Philgreen moved to adjourn the meeting, Brown seconded. The meeting adjourned at 9:24 p.m. with a unanimous vote (7-0), via show of hands.

Approved this 2nd day of January, ²⁰²⁴~~2023~~.



Casey d'Augereau, Secretary



John Menefee, Chair / Kelli Broers, Vice-Chair

Minutes written by Casey d'Augereau