

**MINUTES OF THE
MIAMI COUNTY PLANNING COMMISSION
January 2, 2024**

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

ATTENDANCE

CHAIR:	John Menefee
VICE-CHAIR:	Kelli Broers
PLANNING COMMISSION	Bret Manchester, Randy Kitchen, and Joe Flake
ABSENT MEMBERS:	Joshua Brown, Gary Brockus, and Topher Philgreen
EX-OFFICIO MEMBERS:	None present
PLANNING DIRECTOR:	Kenneth Cook
ASST. PLANNING DIRECTOR:	Jennifer Koehn
PLANNER:	Bobby Wardecker
PC SECRETARY:	Casey d'Augereau
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

Chairman John Menefee called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Roll Call was taken with five (5) members present, making a quorum.

DISCLOSURE OF ANY EX PARTE COMMUNICATIONS OR POTENTIAL CONFLICTS OF INTEREST

Broers was contacted by someone regarding the energy policy, she doesn't believe it will be discussed tonight but wanted it noted.

ADOPTION OF THE AGENDA

Flake moved to adopt the agenda. Broers seconded, and the motion passed unanimously (5-0), via show of hands.

CONSENT AGENDA

- Minutes: Approval of the December 5, 2023, Planning Commission Minutes

Manchester noted a correction to the minutes making a motion to correct the attendance sheet to indicate Kitchen present at the meeting and to approve the Consent Agenda. Broers seconded, and the motion passed 4-0 with Menefee abstaining due to being absent from the December meeting, via show of hands.

Cook noted there is no need for a Commissioner to abstain from voting on the minutes, the vote is simply a function of adopting the minutes as the official documents.

REGULAR AGENDA

Old Business:

Public Hearing for 23003-CUP: KC Watersports Conditional Use Permit (continued from November 6, 2023 Planning Commission meeting)

Public Hearing for consideration to renew and modify / expand an existing Conditional Use Permit for the operation of a commercially operated recreational lake and boat storage facility, per Section 8-2.02.14 and 8.2.02.15, of the Miami County Zoning Regulations. Modifications include additional outside boat storage, future inside boat storage, new cable system and 4 short-term rental cabins. The subject property is located on the east side of US 169 Highway (Edgemore Road), approximately ¼ mile south of 255th Street, in the Northeast ¼ of Section 14, Township 16S, Range 23E, Marysville Township.

Broers moved to continue 23003-CUP: KC Watersports to February 6, 2024 Planning Commission meeting. Kitchen seconded, the motion passed unanimously (5-0), via show of hands.

New Business:

Menefee stated they need to elect officers for the 2024 year. Positions for election include Chairman, Vice-Chairman, and Board of Zone Appeals Representative.

Cook said John Menefee has served as Chairman for two (2) consecutive terms and is not able to serve in this capacity for a third consecutive year.

Cook noted that Topher Philgreen was not able to be present at the meeting and communicated via email that he would be willing to serve in any manner should he be elected.

Cook noted Gary Brockus is planning to move out of the County this upcoming year and decided not to be reappointed to the Planning Commission or Board of Zoning Appeals.

Flake nominated Kelli Broers for Chairman, the motion was unanimous (5-0), via show of hands.

Flake nominated Topher Philgreen for Vice-Chairman, the motion was unanimous (5-0), via show of hands.

Broers nominated Randy Kitchen for Board of Zoning Appeals Representative, the motion passed 4 – 1 with Kitchen voting against, via show of hands.

Menefee passed the meeting to Broers, newly appointed Chairman, at 7:22 p.m.

GENERAL DISCUSSION:

Broers called for Planning Commission Training at 7:23 p.m.

PLANNING COMMISSION TRAINING

Cook introduced three training videos to the Commissioners provided by American Planning Association: Zoning and Ordinances, Findings of Fact, and Equity in Planning.

Staff and Planning Commission discussed the trainings.

COMPREHENSIVE PLAN DISCUSSION

Broers moved to the Comprehensive Plan discussion 8:46 p.m.

Staff continued the presentation and discussion from the December 5, 2023 meeting. The presentation and discussion with the Commissioners included a redraft of the Renewable Energy section of the Plan, adding a section regarding the preservation of rural character in the county to the Plan, and the Future Land Use map.

ADDITIONAL DISCUSSION

Cook noted that Accessory Dwelling Units (ADUs) have been a recurring topic of discussion in recent weeks due to misunderstandings of the regulations and their interpretation. Cook suggested the regulations for an ADU should be reworded to be more precise.

Cook stated Staff has received complaints from residents regarding multiple tow trucks, contractor trucks, and owner operator commercial trucks being parked/stored at the owners' homes. The staff proposes an evaluation of existing home occupation regulations to establish a clear distinction between permitted activities conducted within a residence and those requiring a conditional use permit (CUP).

ANNOUNCEMENTS BY STAFF / COMMISSIONERS

Cook noted there will be an appreciation dinner on January 29, 2024 at 6:30 p.m. at Whistle Stop Café in Osawatomie.

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.

Flake moved to adjourn the meeting, Menefee seconded. The meeting adjourned at 9:48 p.m. with a unanimous vote (5-0), via show of hands.

Approved this 6th day of February, 2024.

Casey d'Augereau
Casey d'Augereau, Secretary

Kelli M. Broers
John Menefee, Chair / Kelli Broers, Vice-Chair

Minutes written by Casey d'Augereau