

**MINUTES OF THE
MIAMI COUNTY PLANNING COMMISSION
June 4, 2024**

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

ATTENDANCE

CHAIR:	Kelli Broers
VICE-CHAIR:	Topher Philgreen
PLANNING COMMISSION	John Menefee, Randy Kitchen, Bret Manchester, Joe Flake, Phil Elliott, Mark Raney
ABSENT MEMBERS:	Joshua Brown
EX-OFFICIO MEMBERS:	None present
PLANNING DIRECTOR:	Kenneth Cook
ASST. PLANNING DIRECTOR:	Jennifer Koehn
PLANNER:	Bobby Wardecker
PC SECRETARY:	Not present
COUNTY COUNSELOR:	Not present
ECONOMIC DEVELOPMENT	Not present
COUNTY COMMISSION:	None Present
COUNTY CLERK:	None Present
PRESS:	None Present

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CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Roll Call was taken with eight (8) members present, making a quorum.

DISCLOSURE OF ANY EX PARTE COMMUNICATIONS OR POTENTIAL CONFLICTS OF INTEREST

There were none.

ADOPTION OF THE AGENDA

Flake moved to adopt the remaining agenda as presented. Menefee seconded, and the motion passed unanimously (8-0), via show of hands.

CONSENT AGENDA

- Minutes:
 - Approval of the April 23, 2024, Planning Commission Minutes Study Session
 - Approval of the May 7, 2024, Planning Commission Minutes

Philgreen moved to approve the Consent Agenda as presented. Flake seconded, and the motion passed unanimously (8-0), via show of hands.

New Business:

Floodplain Regulation Discussion

Kennith Cook, Director of Planning & Zoning, presented the Staff Report and explained the background of the Floodplain Regulations in Miami County and why it is necessary to update the regulations at this time.

The Miami County Floodplain Management Regulations were last updated on November 27, 2013, including the adoption of updated Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS). During the 2014 update of the Miami County Floodplain boundaries all panels within the county were amended except for six panels which were associated with the City of Osawatomie. The six panels that were not updated were impacted by the City of Osawatomie levee system. With the reaccreditation of the levee system and addition studies that have been performed, FEMA has updated these maps. As part of the of updating these FIRMs, Miami County is required, as a condition of continued eligibility in the National Flood Insurance Program (NFIP), to adopt or show evidence of adoption of Floodplain Management Regulations that meet the standards of the NFIP regulations. The new FIRMs and FIS are

scheduled to become effective on September 26, 2024, and Miami County is required to adopt any necessary updates prior to this date to maintain the County's eligibility in the National Flood Insurance Program.

Staff recommended the Planning Commission consider the "Model Floodplain Management Resolution" that has been provided by the State of Kansas, with modifications made by staff.

Cook noted the draft being presented tonight does not contain any substantial changes of the current regulations, but primarily involved changes to formatting, or references to help alleviate confusion in the future.

Planning Commission inquired about the necessity of the adoption of updated regulations and how the regulations are tied into FEMA.

Cook explained that the adoption of these standards would allow Miami County and particularly the property owners who are impacted by floodplain, to have the ability to obtain flood insurance and Federal disaster assistance should a flood occur. Without the adoption of updated regulations Miami County and its residents will most likely lose these benefits.

Planning Commission asked for clarification on when floodplain development permits are required and how the County would enforce violations of development in the floodplain.

Cook described the current floodplain development requirements and when and how violations would and have been addressed by the County.

Planning Commission requested staff provide information related to Miami County's floodplain including number of flood insurance policies, area of county impacted by floodplain, number of structures in the flood plain and option to define minimum work required before of floodplain development permit was required.

Menefee left the meeting at 8:03.

Cook suggested that if the Commissioners have any additional questions, comments, or suggestions that they email them to Staff by June 14th. This will allow time for Staff to integrate changes into the draft floodplain management regulations that were suggested by Planning Commission and changes necessary to incorporate the model floodplain management regulations into Miami County Zoning Regulations.

Comprehensive Plan Discussion

Jennifer Koehn, Assistant Director of Planning, presented a redraft of the NEXT Comprehensive Plan, Section 3: Future Land Use Categories.

Koehn introduced the Rural Agricultural definition.

Kitchen inquired about how we wound up with 20-acre minimum and at what point does that need to be changed.

Cook explained the history of the minimum parcel sizes in saying that there was pushback from the community at one point when it was suggested that we increase the minimum parcel size to 40 acres. 5

was too small in the Ag district and 40 was too large and they wound up settling on 20 acres as a result. Flake excused himself from the meeting at 9:01 for a fire call.

Broers agrees with Kitchen that allowing individuals to divide up parcels of land into 20 acre lots makes them hard to use for farming and causes the price of land for agricultural purposes for someone looking to buy and farm in Miami County to be extremely expensive, especially when it is broken into 20-acre pieces.

Broers stated that if we are serious about preserving rural agriculture and the community survey strongly indicates that the community is serious about it too, that this is a logical step towards preserving it. This route also has the benefit reducing development pressure for a county that seems to be struggling to provide infrastructure to folks that move here.

Elliott believes the 20 acres density is good and believes that it can work in our community because it is not just 20 acer pieces throughout the county. He expressed it will be difficult to push for more than 20 acres. He stated that 20 acres is a happy medium and noted there are larger lots throughout the county that have 3 and 5-acre parcels associated with 80 acres. Agriculture Preservation seems to be consistent.

Elliott asked how many of the new subdivisions use the Agriculture Preservation.

Staff said 50% of the subdivision applications coming in are Agriculture Preservation.

Kitchen stated he wouldn't want to decide this without a county wide survey about parcel sizes. He is curious what the response would be.

Cook suggested an option could include a change to the subdivision requirements regarding exempt splits by increasing requirements from 40 acres minimum to 80 acres, might help alleviate some of these concerns and encourage keeping larger parcels. Though it would still be possible to cut larger parcels down to 20 acres, the process would be a little different.

The overall consensus of the commission was they are in favor of larger lot minimums but there needs to be community input before making that decision.

Koehn presented the Rural Residential category.

Elliot verified that this designation is similar to our current Countryside Zoning and not significantly different.

Cook confirmed.

Koehn reviewed the Residential category.

Commission and Staff discussed the existing subdivisions that fit into this category and where the appropriate location for these would be in the County.

Staff also clarified how the density applied to the definition.

Koehn reviewed Areas of Regional Significance definition in the draft.

Elliot inquired if we had designated them as something different in previous conversations.

Philgreen asked why we have chosen these specific areas of regional significance.

Elliott explained the past discussions on the subject and how those were selected at the time and stated

those decisions were largely based on the proximity of major roads and intersections, as well as existing growth.

Koehn agreed the Areas of Regional Significance are confusing as presented. They appear to be a “target” on the map which illude to it only existing at the intersection, when in reality it is more of a “fuzzy circle” rather than a pinpoint.

Staff agreed that further defining the boundaries of the Areas of Regional Significance could help direct development to appropriate locations.

Koehn moved on to the Business Employment section of the draft.

Elliott believes that this category belongs in the incorporated cities rather than in the county.

Kitchen excused himself from the meeting at 9:39

Koehn moved on to the Commercial section of the draft.

Koehn explained this section was taken directly from the NEXT draft with one slight modification.

There were no comments from the Commission.

Koehn introduced the Industrial designation in the section.

Elliot state he would like to see the same “adjacent statement” for commercial and industrial.

Koehn briefly reviewed the Images associated with each category.

Elliott stated that he would like to see images that do not have company logos on the buildings.

Commission agreed with the recommendations of Staff other than the “Commercial” image.

GENERAL DISCUSSION:

ANNOUNCEMENTS BY STAFF / COMMISSIONERS

Cook announced the next regular Planning Commission meeting will be on July 7, 2024 at 7:00 p.m.

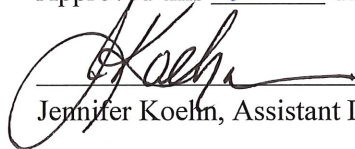
Possible Future Amendments to Zoning and Subdivision Regulations

- 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.

Topher moved to adjourn the meeting; Manchester seconded. The meeting adjourned at 9:55 p.m. with a unanimous vote (5-0), via show of hands.

Approved this 2nd day of July, 2024.


Jennifer Koehn, Assistant Director


Kelli Broers, Chair / Topher Philgreen, Vice-Chair

Minutes written by Jennifer Koehn