

**MINUTES OF THE
MIAMI COUNTY PLANNING COMMISSION
August 13, 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, Phil Elliott, Mark Raney, Joshua Brown, Joe Flake
ABSENT MEMBERS:	None
EX-OFFICIO MEMBERS:	None present
PLANNING DIRECTOR:	Kenneth Cook
ASST. PLANNING DIRECTOR:	Not Present
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 nine (9) 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 remaining agenda as presented. Menefee seconded, and the motion passed unanimously (9-0), via show of hands.

CONSENT AGENDA

The minutes for the July 2, 2024 Planning Commission meeting were removed from the consent agenda.

- 24005-SUB: Wildlife Ridge. Commissioner Elliot noted condition #3 needed to be amended from the existing wording of “take not” to state “take note”.

Menefee moved to approve the consent agenda, striking the minutes from the July meeting and making the correction noted by Commissioner Elliot. Flake seconded, and the motion passed unanimously (9-0), via show of hands.

New Business:

Public Hearing 24002-CUP: Tidd Tree Contractor Shop/Yard

Broers opened 24002-CUP: Tidd Tree Contractor Shop/Yard at 7:03 pm

Kenneth Cook, Director of Planning & Zoning, noted before providing the staff report he wanted to offer information related to issues with the streaming and recording of the July Planning Commission meeting caused by a brief loss of power. In addition, Cook requested Planning Commissioners make sure all mics remained unmuted to ensure all comments and discussions are captured for the recording and can be heard by members of the public who might choose to stream the meetings.

Cook presented the Staff Report for the request including comparisons to previous CUPs for Contractors Shop/Yard, staff’s review of the Golden Criteria, and staff’s findings & recommended conditions.

Cook recommended approval of the CUP based upon the findings and recommended conditions specified in the staff report.

Kitchen inquired if the 239th Street meet the minimum width requirement for right-of-way.

Cook commented 239th Street has a variable width due to the right-of-way that was acquired as part of the

overpass of US 169 Highway. In general, the width of the right-of-way exceeded Miami County's minimum requirements other than the Western portions of 239th Street adjacent to Old Kansas City Road which have a width of 50-60 feet. Cook stated that he believed the Road and Bridge Department had noted a roadbed width of between 22-24 feet.

Broers invited the applicant to the podium at 7:23 p.m.

Chris Tidd, 21400 W 181st Street, Olathe, Kansas, applicant, stated his family would be moving down to live in the residence. The house on the property would first be remodeled. Once complete he would sell the existing house and move onto this property. The construction of the shop would then occur. Tidd noted he was trying to be proactive in getting everything laid out and is willing to do whatever is necessary in order to get this approved. He noted there are still some items that need to be finalized related to berm, berm heights and trees. Tidd asked what the timeframe would be for making these improvements and how far down they would need to extend. He explained the entrance would be a paved entrance, as required by the Road & Bridge Department and the berms will have trees and grasses planted on them and will be maintained to keep a good appearance. No product will be brought back to the site other than some wood that would be used for personal use. Tidd specified his intent is to get the entire property cleaned up. Tidd specified he talked with three neighbors who had property within 1,000 feet and none of them expressed any issues.

Manchester noted that according to the staff report, it appeared water could be a problem.

Tidd specified the property is currently on a well and there have been estimates to bring a 2-inch water line to the property with estimated costs of \$180,000-\$190,000.

Manchester discussed the Fire District's comments related to the Fire Code typically requiring the installation of a fire hydrant or fire suppression system.

Tidd stated he did not believe there was any water line near the property that would be able to provide sufficient flows for fire suppression.

Kitchen asked about the possibility of a pond being constructed on the property which could be used for fire suppression and asked if the applicant had looked into insurance issues if fire suppression is not available for the property.

Tidd discussed the need for the property to also take into consideration stormwater and that a pond constructed as part of the stormwater plan could possibly be used for fire suppression. He noted he is willing to make the improvements necessary. While he has been talking with insurance, they are not able to provide answers until they at least see plans for the project. Tidd expressed he hoped to receive approval of the CUP before he spent thousands of dollars on final plans for the project.

Manchester asked about the location of the entrance.

Tidd noted the location shown on the plan was an approximate location and that he would work with Road and Bridge if determining the final approved location.

Manchester asked the applicant about the dust control requirement and noted this would be an annual cost.

Tidd stated he understood this and that the dust control would be from Old Kansas City Road to the West side of the overpass for US 169 Highway. Tidd also stated he might be interested in having dust control multiple times a year as he also desires his trucks to stay cleaner.

Kitchen noted dust control will typically be effective for a year and will provide more control if used over multiple years.

Broers asked the applicant about his timeline if the request were to be approved.

Tidd estimated they would break ground around March on the shop. They are scheduled to close on the

property on September 20 and then will start work on the house. Construction on the shop will not begin until he is able to sell his existing house.

Manchester asked the applicant about the size of the shop.

Tidd expressed the shop would most likely be 100' x 120' and have 20-foot sidewalls. He noted he is currently at the contractor shops at 183rd and 169 and his structure would like identical to those, with the garage doors being placed a little closer together.

Broers asked if the applicant was aware of staff's recommendation for a 10-year term for the CUP as compared to his requested 20-year term.

Tidd specified he was aware of staff's recommendation and understands.

Broers Opened the Public Hearing for 24002-CUP at 7:37 p.m.

With no one present interested in speaking at the Public Hearing, Broers Closed the Public Hearing for 24002-CUP at 7:38 p.m.

Broers asked if staff had any follow-up comments.

Cook provided comments related to the fire protection discussions that occurred with the applicant including that while construction of a pond with a dry-hydrant would be preferable, the county primarily uses the plan prepared by the Fire Protection Engineer to base the specific improvements that will be necessary for a project to have an equivalent level of protection both in regard to the design of the structure and the site.

Broers asked if staff's estimation for traffic included each of the 15 employees driving separately to the site.

Cook affirmed this was correct. He also assumed the crews leaving the site to work would generally include two people per vehicle.

Broers asked if we were past the window for dust control this year.

Cook stated this is correct.

Flake asked if the county requires any testing of the well.

Cook was not aware of any specific county requirements from an environmental health perspective. Cook noted this would be more of a personal responsibility question in relation to it probably being I the best interest of the property owner to have their well tested from time to time.

Cook asked if the Planning Commission would like to have discussion on the screening requirement. Cook provided information regarding landscaping/screening required for CUP request approved in the past. This included the CUP for H&R Landscaping included a double row of cedar trees with a tighter spacing in front of the operation, but that this CUP also included outside storage. The H&R Landscaping request was also required to place screening surrounding the area proposed to be used for the operation. The Heartland RV Storage facility required the installation of Thuja Green Giants every 25-feet with additional shrubs or trees planted in between, as needed. Heartland as also allowed to select other types of trees that would provide an equivalent level of screening. Cook also noted a recent site plan approved by staff in which the applicants proposed the planting of Thuja Green Giants at a spacing of 10-12 feet along the frontage of the property.

Broers asked if the county had required installation of screening in front of residences that were associated with similar CUP requests.

Cook stated the screening has typically been around the portion of the property being used for the operation.

Kitchen asked if the screening was being required to be placed along the property line and expressed concern that the placement of screening on the front property line could make it more difficult for the county to maintain the ROW.

Cook noted that any improvements including berms or trees would need to be outside of the ROW and the Planning Commission could require a setback between the edge of the ROW and the berm or trees.

Elliot asked if the wording could simply state provide adequate screening to include the maximum spacing of 25-feet... Until a final site plan is provided, we are not going to know what is being proposed. Elliot expressed concern with the current wording of "as shown on the site plan" until we have a copy of the final site plan.

Raney asked if we are mandating screening or is this an ask?

Cook expressed this would be a requirement placed on the CUP. Cook noted if the applicant were to propose outside storage, the Zoning Regulations would require the area be fully screened. While this request does not include outside storage, the county has typically required some level of screening around areas being used for commercial and industrial uses or for parking. Cook noted this request already has a significant amount of natural screening along other property lines and provides sufficient screening in other directions and some additional screening would only be needed along the frontage. Cook noted staff's intent with "as shown on the site plan" was to show a general location as it relates to the current draft site plan submitted with the application.

Elliot expressed his concern that including this requirement in the conditions could create problems for the applicant if elements of the site plan change when a final design is submitted, such as a stormwater pond needing to be placed at this location.

Flake noted the property already has a lot of trees located on it.

Elliot noted the condition for screening already notes the natural trees that are located along the railroad and highway ROWs.

Raney noted that the Planning Commission was considering granting a 10-year CUP for this operation and he was not sure why there is an emphasis on the screening aspect of this. Based upon where the property is located he did see this as being much different than a farming operation. Raney noted he was ok if they choose to put screening up but did not understand why this should be a mandate requirement.

Elliot noted this was a consistency issue in that anytime we are considering a CUP in a residential area we do not want a commercial operation to stick out like a sore thumb.

Raney expressed that he did not believe the screening would be providing any amount of screening during the 10-year term of the CUP.

Elliot noted the timeframe for the CUP is another topic that he would like to discuss.

Cook noted that certain business operations would really need to be located in an area zoned for Commercial or Industrial uses. While the structure being proposed as part of this CUP is larger than many structures in the area, it could easily be converted into a personal shop or into part of a farm operation. Cook also noted the county has typically required some type of screening for business operations and understands that while the length of time it will take landscaping to fully screen the operation might be longer than the 10-years recommended by staff, the CUPs can be approved for successive periods. Cook further noted part of the concern is also looking at the future development of the area and with this property being located so close to town increases the chance of additional residential development occurring across the street.

Broers asked if there was any additional questions for staff?

Elliot stated he wanted to go back to the length of time of the CUP. Elliot noted during times he has served on the Planning Commission terms have gone anywhere from 2-3 years to lifetimes and he is not sure a 10-year term is enough based upon the investment the property owner is making. He asked for staff's comments regarding the 10-year recommendation.

Cook started by noting in review CUPs approved by Miami County, a 10-year term would appear to be the time frame most often approved. Cook also noted this also has been an item discussed by the Board of County Commissioners in the last year as there has been concern related to CUPs approved in the past without any expiration and a general feeling that some length of time...

Broers asked what would occur if his business were to grow and he wants to have 30 employees or add another building, he would have to come back and ask for another CUP. We are only approving exactly what we are looking at for the exact period of time that is approved.

Cook agreed. Cook noted he was not positive on the applications but believed with the CUPs for the Fontana Christian Church and KC Watersports, which both have 20-year CUPs, the Board of County Commissioners discussed a desire to stay consistent with a 10-year term for CUPs. Cook noted they did approve 20-year terms for these two requests due to some of the unique circumstances with each, while he understood the feedback from the Board was to generally stick with a 10-year term.

Elliot asked what they are afraid of?

Cook noted some CUPs which were granted with no expiration have created concern as they are generally allowed to continue until a major expansion of the operation occurs without there being a possibility for a review to determine if any conditions need to be adjusted or if the character of the neighborhood has changed.

Broers noted to be honest, this is a uniquely situated property with its location between the highway and the railroad.

Cook agreed.

Kitchen stated that it sounds as though it is not about who is the first guy there. This is how he sees this.

Cook noted the current Comprehensive Plan notes this area is anticipated to be more of a residential use in the future. As it is currently more of an agricultural area, this type of use could be considered as appropriate. This could change if the area continues towards more residential uses. Cook also noted if you look at some of the City of Spring Hill Comprehensive Plan maps, they are anticipating more industrial type development along the railroads.

Philgreen stated he agreed having a consistent 10-years does not seem to make sense based upon factors including what it is, how much investment is made, and what is the market if it does get denied. Philgreen stated if it is a small thing like this, it might have value no matter what. In other cases, where someone is making multi-million dollars' worth of investment, you are just getting started with 10-years. Philgreen stated he wished there was a continuum. Certain CUPs would have a 5-10 year term and others could be 10-20 years.

Brown asked if historically CUPs get pulled or if most get renewed.

Cook noted there have been some CUPs where when the 10-year renewal came we have updated some of the conditions to match current requirements. Cook was not aware of any that have been revoked. Cook noted the county does always have the ability to take a CUP to codes court for enforcement action or for a public hearing to consider possible modification or revocation of the CUP if the operation is not in compliance with the conditions approved. Cook stated his opinion that 10-year appeared to be a good time frame from a consistency perspective but also that it provides a reasonable amount of time for the investment to not be a complete waste if not reapproved while allowing for a review to consider changing

conditions before we are 20-years down the road.

Kitchen noted this is why he does not like CUPs.

Manchester noted if the county received a complaint, staff will go out to verify the business is operating in compliance with the conditions.

Kitchen asked what the difference is between 20-years and a lifetime?

Cook noted there are some requests where there appear to be feelings we made a mistake by placing no limit on a CUP and assumed the Board of probably place some type of limitation on the CUP.

Broers specified the current applicant is proposing to improve the neighborhood. He is cleaning up the property and paying for dust control. This is improving a property that is not necessarily very desirable. If he is given a CUP for 20-years, the applicant will be improving the road (dust control) for the next 20-years. Broers stated she feels this is a benefit to the county in the current case.

Cook noted that 10-years was included as a condition as it was the typical time frame granted and appeared to match the direction provided by the Board of County Commissioners during previous discussions.

Elliot asked if staff believed it would be more acceptable to have a 20-year approval with a 10-year staff review? Elliot expressed concern with CUPs that have come to the 10-year mark and he felt like were put through the ringer due to changes in interpretation and he does not believe that is fair. He would like to protect those individuals who have been good neighbors and good stewards and are providing a positive impact to our area from bureaucratic crap. Elliot just feels as though paying and go through this process unnecessarily irritates him.

Cook noted that limiting it to a staff review in 10-years does limit what can be done, especially if the operation is not in full compliance with the CUP. Cook specified he was only aware of 2 CUPs that had some type of annual review and placing an annual staff review on all CUPs would create difficulty for the Planning Department.

Kitchen asked what would happen to the dust control requirement if the road was paved.

Cook noted in another case, the entity that had a CUP paid for a road to be chip sealed and then was not required to pay for dust control in the future because the road was now paved.

Raney asked for clarification on the fire discussion. His understanding was the fire department did not have any concerns and were fine with the situation as proposed. There was also discussion related to adding a pond and wanted to know where we are on this.

Cook reviewed the comments received regarding fire including Emergency Managements concern the driveway be constructed to handle the weight of a fire truck. Cook also noted that Fire District #1 out of Johnson County, who performs reviews for this area, provided additional comments including for fire suppression among other comments. Cook noted as part of Miami County's adoption of the Fire Code we have allowed an owner to work with a Fire Protection Engineer to provide an alternative plan that will provide an equivalent level of protection. If that Fire Protection Engineer specifies a pond needs to be installed in order to provide that level of protection, then that is what we would require to be constructed.

Raney asked if the applicant was aware and comfortable with this.

Mr. Tidd stated he was.

Broers called for deliberation among the Planning Commissioners at 8:20 p.m.

Broers noted she agreed with Commissioner Elliotts amendment to condition #7 regarding landscaping and was also in favor of changing #4 to 20-years. She does not believe there would need to be a staff review. If there are problems, people will complain. If he wants to expand, he will need to come back to

amend the CUP.

Raney agreed.

Philgreen moved to approve 24002-CUP for Tidd Tree, changing condition #4 from 10-years to 20-years, and on condition #7, placing a period after the word "provided" and strike "as shown and described on the site plan". Kitchen seconded the motion.

Broers called for a vote by show of hands and the motion passed 8-1 with Kitchen opposed. Broers noted this was a recommendation of approval by the Planning Commission and would be considered by the Board of County Commissioners on September 4, 2024.

Public Hearing 24002-Z: Business Park to Countryside (Aircraft Refinishing Co.)

Broers opened 24002-Z: Aircraft Refinishing Co at 8:23 p.m.

Kenneth Cook, Director of Planning & Zoning, presented the Staff Report including discussions on the different zoning districts in place in the surrounding area, discussions on the currently adopted Comprehensive Plan, staff's review of the Golden Criteria, and staff's findings & recommended conditions.

Broers asked if this property was located in the airport overlay district and asked if those requirements would still be in effect no matter if the property was zoned Countryside or Business Park.

Cook stated this was correct.

Cook recommended denial of the rezoning based upon the findings specified in the staff report and specifically that the rezoning would not be in compliance with the currently adopted Comprehensive Plan. Cook did note the Planning Commission should take into consideration the issue of the length of time the subject property has remained vacant in making their recommendation.

Cook also noted he had previous conversations with the applicant that if the rezoning to Countryside were approved, the property would officially be considered as a non-conforming property as it is less than 15-acres in size. The only other option that would allow for a residential use of the property and comply with the minimum lot size would be to rezone to the R-1 District. Cook stated his opinion was a rezoning to R-1 would be even more inappropriate being directly adjacent to the airport. It was further noted the Countryside District does allow for some business type uses to occur through the Conditional Use Permit process even through the Countryside District is considered to be a residential use.

Kitchen asked about the Zoning of the properties located to the South and East.

Cook noted these properties are currently zoned Countryside and the property to the South has an existing dwelling located on it.

Kitchen discussed the original process of the property being rezoned and noted that while the Planning Commission recommended denial of the rezoning, which included the entire airport area that was rezoned to the Business Park District, the Board of County Commissioners overruled and approved the rezoning.

Cook noted the applicant could speak to this in greater detail but understands the applicant participated in and supported the rezoning of the property.

Kitchen asked about if the property had frontage onto Lookout Road.

Cook specified there is a gap between the road and the original survey shows a easement to provide access.

Philgreen asked if the property has access to the airport.

Cook noted the applicant can provide a better answer to this question but the property does not have direct

access to the airport.

Broers asked if any additional questions for staff could be saved until the applicant is heard.

Flake asked what is the property that is located to the Northwest (tract 6 on the survey).

Cook answered that was airport property.

Manchester asked why did the county not just buy the entire property as buying only the Western portion created a landlocked parcel.

Cook stated that much of the funding for the airport is tied into FAA funding and most likely related to required separation distances to the runway.

Broers invited the applicant to the podium at 8:55 p.m.

Joe Brull, 34400 Osawatomie Road, Osawatomie, Kansas, applicant. Brull noted that when the county needed to buy the land, they did not have the money for the entire 10-acres and asked if he would be willing to buy the remainder of the property. He agreed to do it as he desired to have access to the airport. Brull discussed some of the changes in staff at the FAA and which had an impact on how through the gate operations were considered over the time he has owned the property. Brull stated it was agreed the county would provide an easement and the documents had been drawn up but were never filed. Brull state his opinion that nothing ever gets done at the airport because the airport does not have any money and so infrastructure such as waterlines and gas lines cannot get installed to try and attract businesses. He had hoped to build his business on this property. Brull noted his business is currently located on the airport's property.

Brull noted that he has an individual that is interested in buying the property and the sale is contingent upon what happens with the rezoning.

Broers asked if the person interested in the property desires to have the access to the airport.

Wardecker expressed he had conversations with the interested party and they desire to build a house.

Philgreen asked the applicant for clarification regarding if the property could have access to the runway if there is a deal with the FAA.

Brull expressed that this could occur and had been authorized at this point and expressed there would be issues related to Miami County needing to build a taxiway for access.

Broers Opened the Public Hearing for 24002-Z at 9:02 p.m.

With no one present interested in speaking at the Public Hearing, Broers Closed the Public Hearing for 24002-Z at 9:03 p.m.

Philgreen stated he remembers there being some discussion related to the possible use of property in this area for solar as it could not be used for many other things and if that should be considered as part of this request.

Cook stated he is not aware of these discussions and so this could have happened before he came back to Miami County.

Philgreen asked if there was future development for business uses and a residence is located on this property, could that have an impact on the ability for adjacent properties to be developed because neighbors could express concerns as part of rezoning requests.

Cook stated this was part of his concern and also noted there are other properties adjacent that do also have existing dwellings on them.

Broers noted that individuals would drive by commercial properties on their way to this site and the airport

and areas to the North are already zoned for Business Park and so people should already be on notice this area is at least a mixed use area.

Philgreen asked if the property had to be rezoned in order to place a residence on it.

Cook stated this was correct.

Raney stated this property sticks out like a sore thumb and that it appears we are trying to push a rope by driving a use on this property any commercial use of property in the area, this would be the last property developed due to its access issues. His opinion was that if a commercial use needed this property, it would probably be big enough that they would need to by adjoining land as well. Raney stated he does not have a problem with the applicant's request to rezone the property as he does not see this property as being instrumental in the commercial viability of this area. If the owner has someone willing to buy the property and build on it, it turns a piece of dead property into something useful.

Menefee stated he could see the property remaining Business Park if the property to the South and East were also zoned Business Park, but it is zoned Countryside.

Broers noted the applicant also had stated that over the time he had owned the property there had not been support by the county, airport, FAA to put in infrastructure to develop the property as a business park.

Cook noted the Board of County Commissioners did recently agree to participate in a project that would assist in expanding infrastructure in the area with the City of Osawatimie. While this project could help to extend infrastructure closer to this area, it would not extend it to this property.

Broers noted that it does not appear that this property would really be able to be developed as Business Park until the properties to the South and East were also developed for this purpose and so this property would appear to be a "widowed" property.

Manchester noted in recent discussions regarding the updating of our Comprehensive Plan had included the airport being anticipated for business use and he agrees with that. While he believes this, he believes due to this property's inability to sell that there must be something wrong with the property if it is not being able to be sold for that purpose.

Kitchen noted he does not see any issue with changing the zoning back.

Flake expressed that he also agrees with that and that when he drove by the property earlier today you drive by other properties and it feels like residential. If it hasn't done anything business wise by now, it appears to be a good idea to rezone the property.

Broers called for deliberation among the Planning Commissioners at 9:10 p.m.

Elliot stated that he has three findings he would put forward for consideration of approval of the rezoning. Due to the length of time the property has been vacant, limitation of access for business park use and lack of support by the powers at be to facilitate the currently zoned use.

Broers mentioned also the character of the neighborhood.

Menefee asked if we should also mention the property has Countryside zoning boarding it as the property will not be an island surrounded by other properties zoned for business park.

Elliot stated he would ask staff to take creative license to make these more appropriately worded.

Menefee asked if that was a motion.

Elliot responded that it could be.

Broers asked if anyone else had suggested findings to add.

Elliot moved for approval or 24002-Z to rezone property from the Business Park District to the

Countryside District based upon the following findings: (1) rezoning of the property is appropriate due to the length of time the property has remained vacant as zoned, (2) limitation of access makes development of the property for uses permitted in the Business Park District difficult, (3) lack of support by governmental entities to facilitate infrastructure improvements to serve the area, (4) character of the neighborhood including residential properties along Lookout Road, and (5) the properties adjoins properties zoned Countryside to the South and East. Seconded by Menefee.

Broers asked if there was additional discussion.

Raney asked for clarification that we are agreeing with the applicant's request to rezone the property.

Elliot agreed.

Broers called for a vote by show of hands and the motion passed 9-0. Broers noted this was a recommendation of approval by the Planning Commission and would be considered by the Board of County Commissioners on September 4, 2024.

GENERAL DISCUSSION:

Broers specified the next items on the agenda included Planning Commission Training and Discussion on the Comprehensive Plan.

Cook noted he needed to start by provide information to the Planning Commission on a different item and hoped to go quickly so that everyone could leave at a reasonable time. First, it was noted no Zoning cases had been submitted for the September meeting and so the Planning Department was hoping this meeting could be used to continue discussions on the update to the Comprehensive Plan rather than needing to hold a work session.

Cook noted an official KORA request had come through for the Always and Furever project, handed out a memo related to the requested and discussed information subject to the open records request. Cook requested the Planning Commission e-mail him copies of any correspondence they have received or respond they do not have any communication.

Broers noted that Elliot and Raney were not on the Planning Commission at the time of the Always & Furever request.

Cook noted he would be willing to assist any Planning Commissioners if there were issues and asked for responses to be provided by August 23, 2024.

Kitchen stated he did not personally receive any correspondence from individuals regarding the Always & Furever case.

Brown noted the only communication he remembers receiving were from staff regarding the meetings.

Cook noted he will be providing copies of all responsive emails sent to the county and included I the Planning Commission packets.

Cook noted he had one item he was requesting for Planning Commissioners to take home and consider prior to the next Planning Commission meeting dealing with the update to the Miami County Comprehensive Plan. Cook noted he printed three different maps of the Northwest corner of Miami County as this was the only area where Planning Commissioners made comments. Cook requested the Planning Commission review the maps and provide feedback related to areas which might be shown as

being anticipated for residential development on the future land use map, consider changes to areas of regional significance, and if there should be commercial or business zoning shown adjacent to the area of regional significance shown at 215th and Sunflower. Cook also discussed some possible changes to the section regarding residential uses.

ANNOUNCEMENTS BY STAFF / COMMISSIONERS

Cook announced the next regular Planning Commission meeting will be on September 3, 2024, at 7:00 p.m.

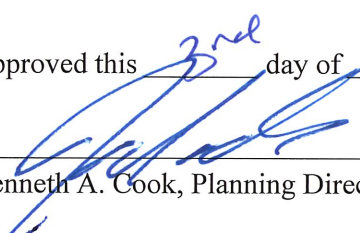
Possible Future Amendments to Zoning and Subdivision Regulations

- 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.

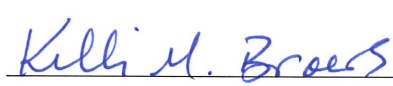
There was no discussion regarding these "Possible Future Amendments" to the regulations.

Elliot moved to adjourn the meeting; Philgreen seconded. The meeting adjourned at 9:37 p.m. with a vote (8-1), via show of hands, with Kitchen opposed.

Approved this 3rd day of September, 2024.



Kenneth A. Cook, Planning Director



Kelli Broers, Chair / Topher Philgreen, Vice-Chair

Minutes written by Kenneth Cook