

**MINUTES OF THE
MIAMI COUNTY PLANNING COMMISSION STUDY SESSION
April 23, 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, Joshua Brown, Randy Kitchen, Bret Manchester, Joe Flake, Phil Elliott, and Mark Raney
ABSENT MEMBERS:	
EX-OFFICIO MEMBERS:	None present
PLANNING DIRECTOR:	Kenneth Cook
ASST. PLANNING DIRECTOR:	Jennifer Koehn
PLANNER:	absent
PC SECRETARY:	Casey d'Augereau
COUNTY COUNSELOR:	Not present
ECONOMIC DEVELOPMENT	Janet McRae
COUNTY COMMISSION:	None Present
COUNTY CLERK:	None Present
PRESS:	None Present

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CALL TO ORDER

Chairperson Kelli Broers called the meeting to order at 6:00 p.m.

ROLL CALL

Roll Call was taken with five (5) members present, making a quorum. John Menefee joined the meeting at 6:48 p.m. making six (6) members present.

GENERAL DISCUSSION:

Kenneth Cook stated plan is wrap up some items not covered at the last Planning Commission Study Session and then cover the Future Land Use Map. Staff would like more direction on some of the maps and what direction the Planning Commission would like Staff to take.

COMPREHENSIVE PLAN DISCUSSION

Jennifer Koehn stated she has not had an opportunity to circle back with Janet McRae to determine which pieces of the Economic Development Comprehensive Plan need to be referenced in the NEXT Comprehensive Plan. Koehn stated she plans to have meetings with Road & Bridge regarding the traffic and transportation related concerns.

Koehn stated there was a question on how agritourism is defined in Miami County and stated the State of Kansas' definition is very broad. Koehn read a statement of what agritourism could look like for Miami County *"Agritourism represents a unique blend of tourism that involves traveling to agricultural regions, farms, or ranches primarily for leisure, education, or hands-on experiences. This type of tourism incorporates an array of activities and experiences designed to immerse visitors in the various facets of agricultural life, food production, and rural traditions. Agritourism activities can range from guided farm tours, picking your own fruits and vegetables, participating in wine tastings at local vineyards, attending agricultural festivals, participating in farm stays, to learning how to cook with locally sourced ingredients, and observing wildlife within an operational farm setting. By embracing agritourism, we showcase our agricultural heritage while fostering economic growth and sustainability in our community."*

Elliott asked if there is a reason for deviating from the State of Kansas' definition.

Koehn stated the definition needs to show what Miami County is open to.

Broers suggested "agritourism is as defined by the State of Kansas in the revised Statutes" and maybe include some examples but do not let it get too out sync. Broers believes this would be the safest course of action.

Cook stated there are parts of agriculture that are exempt from Zoning Regulations, the activities that are considered agritourism and not agricultural activities that would not be exempt. Cook stated he would like to consider those areas for discussion of possible agritourism.

Kitchen asked if it is not part of agriculture how can it be part of Agritourism.

Koehn used Fireflies Farm as an example: people are allowed to come to Fireflies Farm and pick their own food and have other activities that fall under agriculture, but they also have an event venue.

Elliott stated those are separate issues and either they are agricultural or they're not.

Koehn stated that is why they operate the event venue under a Conditional Use Permit (CUP).

Elliott stated that is why he prefers the State of Kansas' definition and believes to deviate much from the State of Kansas' definition will put Miami County on an island by themselves.

Broers stated the protections the State of Kansas affords agritourism versus what they afford agriculture... Broers believes the State of Kansas has already done the work of setting up the regimes and defining the differences and is concerned if the County varies from that it will be opening the County up to possible issues. Broers would like to see us refer to the State of Kansas Statutes.

Elliott asked if "(d) and (e)" of the State of Kansas Statute "**Article 14- Tourism 32-1432. Definitions.** *As used in K.S.A. 2012 Supp. 32-1430 through 32-1438, and amendments thereto: (d) "Registered agritourism activity" means any agritourism activity registered with the secretary pursuant to K.S.A. 2012 Supp. 32-1433, and amendments thereto.*

(e) "Registered agritourism location" means a specific parcel of land which is registered with the secretary pursuant to K.S.A. 2012 Supp. 32-1433, and amendments thereto, and where a registered agritourism operator engages in registered agritourism activities." help eliminate some of the concerns that would otherwise be brought to the Planning Commission. Elliott would like to make sure they are registered agritourism, registered location, and registered operator.

Cook used event venues as an example, he believes they could be a registered agritourism business.

Elliott stated the event venue cannot be agritourism but some of the activities could be.

Cook stated if they register with the State they will be registered as agritourism even though they might be doing other activities and selling stuff not made on site.

Koehn read Objective 3.31.1 "*Promote the diversification of farm-related activities that are contextually sensitive and suitably located for ease of access for visitors on appropriate roads.*" and asked about what appropriate means when defining traffic on the roads. Koehn suggested the discussion include the Road & Bridge Department.

Kitchen asked what number of vehicles will be needed to require dust control.

Koehn stated Road & Bridge will need to identify the roads and capacity of the roads before requiring dust control.

Kitchen asked if the County has guidelines that will require the County to provide dust control if the number of vehicles exceed a certain number.

Cook stated the County used to provide dust control for certain roads with a certain amount of traffic but did away with that last year and now it is up to the property owners to provide the dust control on the roads if they wish to have it. Cook stated he has prepared a Staff Report for the Board of County Commission meeting that required him to research neighboring properties needing dust control. In his

research Cook did not find any guidelines for dust control. Staff looks at what is normal traffic for a residential area and that is the one (1) dwelling per 10-acre parcel with ten (10) trips per dwelling, if it stays under that it was acceptable, if it went above that then there was typically a discussion on the needs to improve the road and possibly the need for dust control.

Kitchen believes there should be a regulation for dust control showing if the traffic goes over a set amount then dust control is required.

Elliott stated he believes that is what the Planning Commission does for the most part.

Kitchen stated he would like it in writing somewhere to make it cut and dry.

Elliott agreed but does not know that dust control is the right solution.

Broers asked if that would include parcels without houses.

Kitchen stated if the guideline is in writing and there are a certain number of cars it will make it easier and does not leave the County open for a lawsuit.

Cook stated he likes black and white, but there could be additional consideration off of existing traffic.

Cook noted he has been having discussions with Eric Sandberg, Director of Road & Bridge, about the possibility of a new Transportation Comprehensive Plan. Cooks hopes is that some of these things will be addressed in the new Transportation Comprehensive Plan.

Broers stated there is a goal to promote agritourism that is not really aligned with other goals of keeping development near certain types of intersections with certain kinds of infrastructure.

Koehn stated the concept of agritourism is an additional way for farmers to make extra money.

Broers asked if the Conditional Use Permits (CUP) being presented to the Planning Commission are based on agritourism.

Cook stated not really.

Philgreen asked what benefits are there to a business claiming to be agritourism.

Cook stated AG is exempt from Zoning.

Elliott stated he looked into agritourism's website during the meeting, and they have entire chapter for hosting groups and special events in the agritourism documentation.

Broers stated there's a need to be careful with the vocabulary because it says farm related activities or agriculturally related; agritourism is not necessarily agriculture.

Koehn suggested saying the County is in support of agritourism and list the definition the State of Kansas has and leave the rest of it off.

Elliott stated his hesitation is the State of Kansas document he is looking at (online document) list wineries, vineyards, destinations, hunting & fishing, lodging, hosting overnight guest, retail sales for profit, developing of fall season, and hosting groups and special events. This is all under activities and enterprises for Agritourism.

Broers stated that is all agritourism not agriculture and that is the distinction Broers wants to see.

Kitchen stated allowing kids to go to a farm to learn to milk cows, that is what he would consider to be agritourism.

Broers stated she likes Goal 3.32 (Destination Connectivity and Wayfinding) and does not believe it should be thrown out; she just wants to see a distinction in the verbiage showing “Agritourism related” instead of “Agriculturally related”.

Koehn stated she likes the activities related to “Wayfinding”, in Olathe there are signs pointing out various things such as historic markers. Staff is wanting to have a collaborate with Road & Bridge about how it would look. It will be a design conversation.

Cook stated in the draft plan prepared by the consultants, it will be a process applied to the County, the County will be putting out the signs to assure the signs meet the same standards. Staff needs to have a conversation with Road & Bridge to make sure it is ok with having these signs in the rights-of-way. Or since this is more of a “wayfinding sign” Road & Bridge will put the signs up but need to gain permission from the property owner to put it on their property instead of in the right-of-way.

Elliott believes since the State’s definition talks about registered activity, registered location, and registered operator then it should be simple for the County to do the same thing. Elliott stated when working on the regulation part of this it can be tightened up by using the State’s definition and the regulations can be crafted in such a way that the County can get rid of some of the event functions referencing the State Statute.

Koehn moved to Objective 3.31.3 “*Support direct marketing of farm products to consumers and educational or recreational agritourism activities such as farm tours, farm classes, corn mazes, and harvest festivals.*” and asked if any of the Planning Commissioners have thoughts on this.

Elliott stated he would not include it.

Kitchen asked how Miami County helps with marketing support.

Elliott stated Economic Development.

Broers stated through Janet McRae, Director of Economic Development.

Koehn moved to Outdoor Recreation: *Outdoor recreation plays a significant role in our community, offering various activities for leisure and connection with nature. It includes pursuits such as hiking, watersports, fishing, and picnicking. By recognizing the importance of outdoor recreation in our planning efforts, we aim to support physical and mental well-being, promote environmental stewardship, and ensure access to enjoyable outdoor experiences for all.*” stating most of the outdoor recreation Miami County has is on State land and has their own signage.

Broers asked to include hunting in the list of outdoor activities.

Philgreen stated there has been discussion on attracting agritourism and about making way and asked if there will be a discussion on “short-term rentals”.

Koehn stated she thought “short-term rentals” was going to remain as part of the Zoning Regulations.

Cook stated if the community thinks it is important to have in the Comprehensive Plan, when Staff is looking at adopting regulations then Staff can point to the community’s response.

Elliott stated he does not recall anything in the survey that inquired about short-term rentals and does not know how we will get responses when it was not presented on the survey. Elliott believes some information should have been collected on this.

Cook stated he does not disagree.

Elliott stated there was no information collected, did not collect anything about event venues, and asked if these lay in the regulations because the Comprehensive Plan was used to identify the types of short-term rentals. Such as a farm-stay because there is a spot that it fits in.

Broers stated while there is no regulation permitting short-term rentals, agritourism is allowed and asked anybody wanting to offer a farm-stay on a short-term rental site would be within their rights.

Kitchen asked if that is the way it read with the State.

Elliott stated it read "lodging".

Cook stated one thing mentioned is that they still have to comply with the County Zoning Regulations.

Manchester asked if short-term rentals is basically an Air BnB.

Cook stated yes, but Air BnB is one brand.

Manchester stated there was an issue in Overland Park, Kansas with an Air BnB with million dollar houses, there was a murder there. Manchester believes it was nothing more than adult entertainment. Manchester believes Overland Park banned Air BnB's after this incident and if Overland Park has banned them then believes Miami County should banned them.

Broers suggesting moving this topic to the table and return to it at another time.

Kitchen asked if they require a Conditional Use Permit (CUP).

Cook stated Zoning Regulations consider them to be a bed and breakfast and the owner must reside within the facility. Air BnB's are different as the owner is not typically there during the stay.

Broers called for discussion on Goal 3.9: Development in Village Expansion Areas.

Koehn showed the 2024 Draft copy of Miami County Zoning indicating three (3) possible expansion areas near: one near Wagstaff, one near Hillsdale, and one near Bucyrus. Koehn noted there is a fuzzy buffer around these areas, they prefer not having a hard line. Koehn noted all this is contingent on available infrastructure such as water and sewer.

Kitchen asked if Beagle is included in this.

Cook stated the three (3) areas included currently have some type of sewer available to them, the County does not have the ability to add the needed infrastructure to add more in. Cook noted Hillsdale has sewer but is relatively close to capacity.

Elliott stated using Bucyrus' sewer as an example; there is a good chance there will be two (2) more areas that will be available to be sewerred when Bucyrus' sewer is put in. It is a forced main system and Bucyrus one will be sized for what is there because it will need to be pumped. There has been some discussion

about adding a couple of additional sites that will be forced main systems that will allow for future development. Elliott asked will that become the City of Spring Hill's or Miami County's.

Koehn stated the map being shown was the original Comprehensive Plan Use Map where the Village Expansion Area is. The draft Future Land Use map does not indicate "Village Expansion Areas". Is this something we want to keep, or do we want to expand and encourage.

Cook stated although it does not talk about Village Expansion Areas it does talk about Town Sites and when the utilities are available. Those are the situations when the County will encourage or allow development to happen.

Philgreen stated he likes Village Expansion Areas because it allows the Planning Commission, on some things, to push it towards the development. Philgreen stated Hillsdale is under Miami County's jurisdiction and asked Hillsdale's sewer is not.

Cook stated Rural Water District (RWD) #2 assists with some of the operational aspects of the sewer system but believes it is a separate board that oversees it. Cook noted it is called the Hillsdale Improvement District.

Broers referred to Objective 3.9.5: Mandate developers to provide all road and utility infrastructure., and asked if sewers are considered a utility or why are not sewers called out in this section.

Cook believes public sewers are considered a utility.

Koehn stated there are a lot of issues with availability of water but agrees with Broers that sewer should be called out specifically.

Koehn moved to Goal 3.10: Village and Targeted Commercial Development. Koehn stated this ties in with the Village Expansion Areas, are targeted areas where there is infrastructure to support smaller retail or slightly larger commercial developments. Koehn asked for questions pertaining to Goal 3.10: Village and Targeted Commercial Development.

Philgreen confirmed the discussion pertains to unincorporated cities.

Kitchen referred to the current Comprehensive Plan and read "While there may be opportunity to coordinate with cities or other agencies, the County does not desire to manage and operate any additional public sewer facilities at this time. Thus future development in the County will depend upon individual onsite wastewater systems."

Cook stated from past cases, like the truck stop, there was no sewer available but there was a discussion about other options such as lagoons. Cook stated the preference is for the more intense development be located within the cities, but the County has considered some of these developments.

Elliott referred to Objective 3.10.1 *"Encourage the integration of small-scale retail areas that provide basic commercial goods and services to meet the daily needs of residents at prominent intersections and in other targeted areas."* and asked if the County is wanting, at key locations, to allow these.

Cook stated a lot of the village areas that have more intensity already or allowed for some commercial or industrial areas would be areas of consideration for more commercial or industrial development in keeping it with the characteristics of the area.

Cook stated the other targeted commercial development would be primarily the areas shown on the Future Land Use Map as Areas of Regional Significance. Showing these areas as anticipated areas for commercial development.

Elliott used 335th St & 69 Hwy as an example stating he believes there needs to be more than just a road intersection to be considered a targeted area. Elliott does not believe intersections are a bad targeted areas, but stated by putting it on the map he believes it is short-sited when there is no other infrastructure in the area to support an Area of Regional Significance.

Cook stated when a person comes to Staff to Rezone that property then Staff will be having that discussion.

Elliott asked if these should be ran by the Rural Water Districts (RWD) to see if they make sense.

Cook stated he is not sure. Based on some of the letters received from the RWD that they will provide us an accurate answer. Cook provided an example using a 4-lot residential subdivision stating Staff received a letter from RWD claiming to have the capacity to provide water for that subdivision. The subdivision went through the full process, a property owner went to RWD to see what is needed for him to get water. RWD was going to charge him \$110,000 and the cost included the cost to have the line extended to the property where the house was to be built in order to provide service.

Cook gave another example stating he received a letter from a RWD that stated they would provide water service to a subdivision but did not specify they had availability. When Staff reached out to RWD for clarification they would only provide a letter with the availability was if the property owner hired an engineer to do a study. The property owner was required to pay for the meter and cost of installing the meter up front, if the engineer report said it was good the RWD would install the meter and keep the money even if the property owner is not looking at building yet.

Elliott suggested coping from the Village Expansion Area and stated "based on the available infrastructure."

Cook showed the Future Land Use Map and asked if the County should show some commercial and industrial future land use criteria on the Future Land Use Map.

Broers does not believe they can all be treated the same. Broers used Stillwell, Kansas as an example and stated Overland Park eventually overcame Stillwell. Broers sees the same thing happening with Hillsdale and Spring Hill with Spring Hill overtaking Hillsdale.

Elliott asked there was a discussion about Hillsdale being part of the Village Expansion Area and now the discussion is about Hillsdale being a Town Site.

Cook stated Hillsdale, Bucyrus, Beagle, and New Lancaster are all Town Sites even though Bucyrus and Hillsdale are the only ones with much infrastructure.

Elliott stated he does not foresee Beagle, New Lancaster, or Somerset having any additional infrastructure to allow for any development. Elliott asked why we need to separate things: Village Expansion Area and Town Sites, he does not consider Somerset a Town Site.

Cook stated the unique characteristics, of Town Sites in general, they have a lot of platted lots and streets are more urban sizes changing the density prospective that would be anticipated. A lot of the old Town Sites used to have Post Offices, and urban development.

Elliott asked to contrast that to a Village.

Cook stated the Village Expansion Areas are dealing specifically with Town Sites that have infrastructure specifically sewer infrastructure.

Kitchen asked if Stanton would fall into that category.

Cook does not believe so. Cook stated it would fall under a Town Site but not a Village Expansion Area. The Village Expansion Area was created more for the unique characteristics of Hillsdale and Bucyrus and Wagstaff because there is some sewer infrastructure there. Making it easier to encourage more development beyond the Town Site area and allowing for other types of uses, especially when both Hillsdale and Bucyrus already have some commercial and industrial uses in the area. Cook believes it makes sense to have some additional consideration inside or adjacent to the Town Sites with the possibility of commercial or business type development.

Elliott stated the type of business in the old Somerset School House, boutique/venue, is tolerable because of the infrastructure available to those locations. Elliott does not believe industrial fits in these types of areas. Elliott stated two (2) years ago there was a struggle deciding where the new ambulance service would go, he believes there should be something stating Unincorporated Town Sites and could potentially be a spot for commercial development dependent on sufficient infrastructure.

Broers agreed.

Cook stated Rural Residential on the current Comprehensive Plan aligns with Countryside (CS) District, if is shown as Rural Agriculture it is AG District, if it one of the Commercial Districts it is shown as Commercial, and if it is shown as Industrial then it is Industrial. The current Comprehensive Plan, other than the Areas of Regional Significance, does not really give guidance for development. Cook believes the draft is proposing to keep some of the Areas of Regional Significance because it allows for a discussion on where to have development based on availability of services.

Cook showed a map of the Beagle area on the overhead, Beagle has some areas zoned C-1 (office commercial), some C-2 (Commercial District), and some I-1 (Industrial). Cook stated there is no sewer infrastructure located here, there is a rail line that runs through the middle and a highway to the East is this a possibility for additional lots along K7.

Elliott suggested using potential development circles targeting it the same way as other intersections staying consistent across the board.

Multiple Planning Commissioners agreed.

Cook noted the original meaning of Areas of Regional Significance was not tied just to commercial.

Elliott stated he does not it can be because if an industrial thing fits there so be it but do not put a color on the map put it as an area there can be discussions.

Menefee agreed stating it simplifies it and makes the map a lot cleaner.

Cook moved to general discussion of the Future Land Use Map and showed the drafted Future Land Use Map on the overhead. Cook stated at the intersection of Sunflower Rd and 215th Street is a parcel that is zoned I-1, there is a house on this property as well as a little shop. Cook stated there are a number of these throughout the County and when the County adopted Zoning Regulations a number of these were approved as a Conditional Use Permits (CUPs), while others were zoned industrial or zoned commercial. Cook stated on some of these are shown on the Future Land Use Map as, although they show as industrial, Countryside (CS) District because that is what all the properties around it is.

Cook stated there are random properties in the County that are zoned Industrial or Commercial that have no current business operations on them. Cook stated if there is a random property zoned industrial or commercial he would like to show it on the Future Land Use Map as whatever the surrounding area is instead of industrial or commercial. Cook noted this will not change the current zoning of the property, the property will need to undergo a Rezoning Application process.

Philgreen referred to the map on the overhead and asked why there is a red circle with a question mark at the intersection of Sunflower and 223rd Street.

Cook explained he put the question mark there to engage in a discussion on that area. This area is on the current Comprehensive Plan Future Land Use Map as an Area of Regional Significance and Staff does not believe this is a good intersection to have as an Area of Regional Significance.

Broers believes Staff is on the right track and suggested moving the red circle to the County line.

Cook asked what type of development should be there and to what extent.

Broers stated she had heard, at one time, that area was all marked by the City of Edgerton has a potential apartment development (215th Street area).

Cook handed out a copy of the Edgerton Future Land Use Map. Cook noted Staff has been trying to take into consideration, specifically the cities within Miami County, their Future Land Use Maps as Staff creates the County's Future Land Use Map in an attempt to integrate them when it makes sense. Cook stated there are a number of cities that boarder Miami County that are not a part of Miami County yet. Staff has not integrated the City of Edgerton into Miami County's Future Land Use as it makes for some strange scenarios. Cook stated Wellsville has annexed up to the Miami County line and could annex into Miami County and Edgerton has a number of places they could annex into Miami County. Cook stated Gardner is not far from Miami County, and Overland Park is about 1 ½ miles from Miami County's line. There are a number of municipalities adjacent to the Northern part of Miami County that could possibly jump across the County line, and we could be faced with their development.

Cook noted he is attempting to incorporate Paola, Osawatomie, Louisburg, and Spring Hill into consideration of the County's Future Land Use Map to coordinate everything but pointing out the cities outside of Miami County that have a possibility of annexing into the County.

Cook asked if the Planning Commissioners have a desire for Staff to take the cities not in of Miami County's jurisdiction into more of a consideration or should Staff remain focused on the cities within the jurisdiction of Miami County.

The Planning Commissioners agreed that Staff should consider these cities, one Commissioner stated it will be irresponsible not to and another Commissioner stated it makes for a good neighbor.

Elliott stated working in a school district in two (2) counties and three (3) city limits for a long time, the sooner Staff can start those relationships the smoother the transition will be.

Cook stated this area will be unique because of how close Wellsville and Edgerton are. Cook is hoping to get copies of their Future Land Use Maps but does not believe either city is projecting development into Miami County.

Elliott stated that is all the more reason that it needs to be addressed. We should be in coordination with these cities sooner rather than later.

Cook noted there is a strip of land between I-35 and a railroad. The City of Edgerton shows this as a medium to high density residential area.

Cook stated he would like to discuss land use categories. Cook stated the current Future Land Use Map shows the following categories: Rural Residential, Rural Agricultural, Industrial Commercial. There are the Village Expansion Areas which are an overlay of the underlying land use categories. The draft Future Land Use Map, created by the consultant, also shows a residential, and a business category.

Cook showed the Future Land Use Map created by Staff on the overhead. Cook stated the consultants draft map is showing Rural Residential with 5-acre density wrapping around Hillsdale Lake and the Northern sections of Miami County. From Spring Hill south to Hillsdale, the consultant showed nearly all "Residential" with a 3-acre density. Cook stated he recalls discussions that the Planning Commission did not like Rural Residential 5-acre density, and it should be kept at 10 – 15-acre densities with AG district remaining at 20-acre density or above. In previous discussions the consultant showed the Residential Areas surrounding some of the cities and the possible impact to the cities if the County surrounds the cities with 3 and 5-acre lots preventing the cities from possible growth. Cook stated there were discussions about creating Residential Areas but targeting areas that already have existing development in the area.

Cook compared Comprehensive Plans from other communities and noted one of the counties created what they called as a Rural Conservation Area. These were areas that are substantially subdivided and or developed with Residential Use which have no public water or sewer system and few existing agricultural operations. Cook stated these are areas where there is no agricultural operations going on, it already has a substantial residential development, and believes these areas will be best suited to fit the characteristics of the neighborhood and allow similar sized lots where there is already Residential Uses. Cook stated there is no guarantee of water but of most places in the County these would more than likely be serviced by water.

Cook stated there are a number of Residential Subdivisions that were developed under early Zoning Regulations or prior to Zoning Regulations. Cook referred to the Zoning Map created by Staff and stated the area surrounding Antioch is one of the more intense developments in the county even though there are still many large lots in agricultural use.

Cook stated the area South of Hillsdale Lake has a number of Residential Subdivisions or small lot developments that were created prior to Zoning Regulations. Road infrastructure is decent there with good access to the highway. This is another area Staff believes would be a good area to encourage Residential Area development.

Cook stated the Future Land Use Map by Paola showed most of the area West of the railroad tracks as being more like Estate Residential. Cook believes there's not a lot of intent to expand services across the river. Being directly adjacent to a municipality, in an area with decent roads, and with a substantial amount of small lot development means to Cook it should be an area with a more focused development rather than the draft Future Land Use Map the consultant created.

Cook stated W. 311th Street East of 69 Hwy has a node of residential. Cook stated he did not want to specify an areas where the communities might grow into. Cook stated if there is a residential development already in an area and will not easily be annexed city then maybe those areas would be more appropriate.

Cook pointed out another area on the Zoning Map created by Staff and indicated a large residential development between Louisburg and Louisburg Apple Cider on the North side of K-68 Hwy. Since there was development in the area, Cook stated it would not be out of character to allow something similar in that area provided the infrastructure allows it. From a residential perspective it helps it fit the character of our community versus putting development everywhere.

In the comprehensive plan there could be wording that states that though these may be the areas we are calling out for potential development in the future there may be other areas that we may find that also fit into the character or the county and into the same category. Cook stated he was hesitant to call out all those areas on the Future Land Use map.

Elliott in general likes the concept presented here but believes they need to take into consideration the Fire, EMS, and Sheriff coverage for the areas that are being considered for potential residential growth areas. Elliott stated he is concerned with the available life safety services in the Antioch area and the as well as the Southwest corner of Hillsdale Lake.

Cook stated the last area is located between Hillsdale and Wagstaff.

Philgreen stated the area that does not make sense to him is the area South of Hillsdale Lake.

Cook referred to the Zoning Map created by Staff indicating the green lines in the area South of Hillsdale Lake and stated the green lines indicate residential development already in that area and stated those are two subdivisions that are 4 and 5 acre lots.

Broers asked if this is a way to highlight areas the County should focus on improving Fire and other public safety services. Broers believes with the amount of tourism at the Hillsdale lake there is a lack of services in the area.

Philgreen asked when contacting other jurisdictions, primarily Wellsville, Edgerton, and Spring Hill, is not that a County Commissioner's role, are not they the ones needing to engage with those areas or is that what the Planning Commissioners should be doing.

Cook stated at the end of the day the County Commissioners will make the final decision on some of this, but Staff would like feedback from the Planning Commissioners.

Elliott asked if Staff would reach out to the other Planning Departments to help put this stuff together.

Cook stated he has had some discussions with some of the Planning Departments but for the most part has been taking the plans they have and working with them.

Broers stated to Philgreen's point, the Planning Commission does not want to steer Staff the wrong way.

Cook stated he can have a conversation with the County Commissioners and get feedback from them.

Philgreen stated it would be nice to have some guidance from the County Commissioners when a property abuts near future interaction with one of those town.

Cook stated currently there is Commercial/Industrial, while reviewing some of the Comprehensive Plans for cities some have a Business Park designation some do not. Cook sees some benefit to having an extra designation that is not Industrial but is more some type of business activity.

Elliott asked for an example and asked why would the County designate it instead of it being annexed into a city.

Cook gave example using the quarry along 69 Hwy. It is currently zoned Industrial, referred to the Zoning Map created by Staff on the overhead, stating the blue slash lines would allow for heavy industrial while the red slash lines would allow for some softer type businesses.

Elliott asked about the infrastructure for the two types of uses.

Cook stated water and possibly sewer.

Elliott asked what type of sewer.

Broers believed the Planning Commission and Staff had this conversation another time and thought the decision was the current categories included Business Parks.

Cook stated there was a brief discussion, the draft Comprehensive Plan shows Commercial, Industrial, and Business Employment. Cook stated in reviewing it there did not appear to be much difference between Commercial and Business Employment. Cook stated the current Zoning Regulations show the C-1 District as primarily office and some real light commercial uses, C-2 District allows all of C-1 uses as well as uses that would be allowed in a Business Park District. When looking at the County's definition of C-2 District it says it is primarily commercial and not supposed to industrial uses, manufacturing, or those types of things going on. When looking at the Business Park District it includes some uses under Industrial District. Staff believes that is flipped and the Business Park District should say some of the C-2 District uses could possibly be fall under the Business Park District but does not believe operations under the Business Park District would be allowed under the C-2 District. Cook believes there are some updates to the Zoning Regulations that need to be done and believes if a third category is allowed it will be easier to allow some business activities that are not necessarily like heavy industrial.

Elliott stated he does not want things on the map that do not have a chance of ever happening. Elliott believes in the location, near the quarry on 69 Hwy, is not able to have sewer.

Broers stated in the next 10 – 20 years.

Cook stated the only way it would qualify for sewer is if Louisburg annexes the area into the city. Cook stated some of this is in Louisburg's Comprehensive Plan and Staff is matching that.

Elliott stated he is fine with that as long as it is in Louisburg's Comprehensive Plan but believes the County just needs to match the City's designation and not create a new category for the County.

Cook explained the differences between the City of Paola, City of Louisburg, City of Spring Hill, and City of Osawatomie's Comprehensive Plans. Cook stated if a person were to desire to develop an area

with a residential subdivision in an area designated as Business Park, Commercial, or Industrial it will be easier for the County to say “no” due to the possibility of business, commercial, or industrial development in that area.

Kitchen believes it should be up to the person that is developing the property even if there is development already there. Kitchen does not believe the regulations should make it easier for Staff to say “no”.

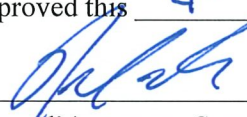
Cook stated the Comprehensive Plan is a guiding document and just because it shows a designated use does not mean the County cannot change their mind and make a different decision based on facts being presented.

Kitchen asked if houses come first or businesses.

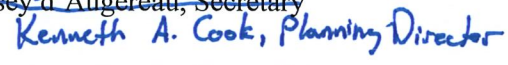
Cook stated until there is a large density of residents there will not be business development but if the residential density becomes too dense then it becomes difficult to bring in businesses. If too many houses are built in an area that would be good for a business the 1,000-foot neighbors will fight the business coming in. Cook noted if an area is designated for business, commercial, or industrial uses and a person wants to develop it into a residential subdivision then Staff is able to show the applicant the purpose intended for the area before they attempt to move forward with developing as a residential subdivision.

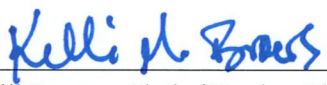
Elliott moved to adjourn the Study Session; Philgreen seconded. The vote was 4-1 with Kitchen voting against, via show of hands. The Study Session was adjourned at 8:34 p.m.

Approved this 4th day of June, 2024.



Casey d'Augereau, Secretary


Kenneth A. Cook, Planning Director



Kelli Broers, Chair / Topher Philgreen, Vice-Chair

Minutes written by Casey d'Augereau