

**MINUTES OF THE
MIAMI COUNTY PLANNING COMMISSION
April 1, 2025**

**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, Peter Peuser, Joe Flake, Josh Brown, Phil Elliott, Randy Kitchen, and Rusty Gerken
ABSENT MEMBERS:	none
EX-OFFICIO MEMBERS:	None present
PLANNING DIRECTOR:	Kenneth Cook
ASST. PLANNING DIRECTOR:	Jennifer Koehn
PLANNER:	vacant
PC SECRETARY:	Casey d'Augereau
COUNTY COUNSELOR:	Not present
ECONOMIC DEVELOPMENT	Not present
COUNTY COMMISSIONERS:	None Present
COUNTY CLERK:	None Present
PRESS:	None Present

**MINUTES OF THE
MIAMI COUNTY PLANNING COMMISSION
April 1, 2025**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Roll Call was taken with all nine (9) members present.

DISCLOSURE OF ANY EX PARTE COMMUNICATIONS OR POTENTIAL CONFLICTS OF INTEREST

There were none.

ADOPTION OF THE AGENDA

Phil Elliott, Planning Commissioner, moved to adopt the agenda. Vice-Chair Topher Philgreen seconded, and the motion passed unanimously (9-0), via show of hands.

CONSENT AGENDA

- Minutes: Approval of the February 4, 2025, Planning Commission Minutes.

John Menefee, Planning Commissioner, moved to approve the consent agenda as presented, Philgreen seconded. The motion passed 8-0, via show of hands and Peuser abstaining due to not being present at the February 4, 2025, meeting.

Old Business:

Remand of 24004-CUP: Banuelos Ranch-Open Arena by the Board of County Commissioners

Broers invited Staff to present the memo for the Remand of 24004-CUP: Banuelos Ranch-Open Arena at 7:03 p.m.

Kenneth Cook, Planning & Zoning Director, noted this item was remanded by the Board of County Commissioners and asked if all Planning Commissioners that were not present for the presentation at the February 4, 2025 Planning Commission meeting to confirm if they had a chance to review the: February 4th Staff Report and attachments for this item, the Planning Commission Minutes, the Board of County Commission Minutes, and/or watch the recorded meetings for the February 4, 2025 Planning Commission meeting and February 26, 2025 Board of County Commission Meeting. All of the Planning Commissioners acknowledged affirmatively.

Cook presented the Staff Memo with the following highlights. Cook noted the original vote by the Planning Commission was to deny 24004-CUP with the vote being: 4 members voting for denial, no members voting against the denial, and 3 members abstaining. It was Staff's understanding the main reason members abstained from voting was the desire to have more information regarding the road improvements and the cost for the improvements.

Cook stated this item was presented to the Board of County Commissioners on February 26, 2025, and at the meeting there was concerns with:

- Three (3) Planning Commissioners abstaining from the vote with two (2) members also not being present that night, making up a majority of the Planning Commission.
- The desire for more discussion by the Planning Commissioners.
- And more information on the road improvements.

Cook noted there is a valid protest petition that was filed with the County Clerk's office which means the Board of County Commissioners will need to have a 3/4-majority vote in to approve this request. The petition does not have an impact on the Planning Commission only the Board of County Commissioners.

Cook stated Staff meet with Road & Bridge at the site and after performing additional measurements determined the majority of the road as being 22-feet wide, with the Eastern section adjacent to the culverts being 18-feet wide. Originally Staff was informed the road width averaged around 19-feet. Cook stated the Eastern portion of the road is 22-feet wide. Cook noted that he and Eric Sandberg, Road & Bridge Director, personally measured the affected road after which the primary concern switched to the culverts' widths. Cook stated Sandberg believed the width of the culverts would need to be increased. Cook spoke with the applicant, and she had been working with David Baldrige, a local road engineer, who had been to the site and believes one culvert is long enough to get the 22-foot wide road while the other culvert will need to have a longer culvert pipe installed in order to increase the width of the road to 22-feet. Cook stated Sandberg indicated he would rely on the recommendation of a professional engineer to determine if the culvert length allows for an increase in width of the roadbed to a width of 22-feet.

Cook stated the main concern is if the culvert is expanded, drainage along the road will need to be tied into it and any work or improvements will need to occur within existing ROW. Cook stated Sandberg believed the expansion would most likely require improvements that would include grading outside of the ROW and onto private property. This would require acquiring additional right-of-way.

Cook noted that while most Conditional Use Permit requirements are located in the Zoning Regulations the Subdivision Regulations also include minimum infrastructure requirements for CUPs. The section in the Subdivision Regulations regarding the minimum infrastructure requirements for Conditional Use Permits specify the normal standards are to be used as a guidelines for the appropriateness of the existing infrastructure. The Planning Commission has the ability to look at the infrastructure currently present and make the determination the infrastructure is sufficient in order to handle possible impacts of the proposed CUP or if improvements need to be made to meet the minimum infrastructure requirement. Staff stated a 20-foot width is generally considered the minimum width for a fire access road and Staff would recommend the road width be at least 22-feet due to the type of traffic that can be anticipated (trucks with trailers). Staff recommends the portions of the road that did not meet the 22-foot width be brought up to a minimum width of 22-feet.

Cook noted the remainder of the staff report was not updated and Staff believes the original Staff Report represents staff's findings. Cook stated the Planning Commission needs to look at:

- Is the road infrastructure sufficient for the proposed request.
- If not, then improvements need made or it's not the appropriate location for this request.
- The Golden Criteria.

Cook stated Staff's recommendation remains the same in regard to recommending denial of the application due to not fitting in with the character of the neighborhood.

Cook stated he was asked about a Special Event Permit at the last meeting. That is an option and would be approved by the Board of County Commissioners and is usually approved for 1 or 2-events per year.

Broers stated the original proposal was for 7-events per year and the applicant stated would reduce the proposed number to 4 to 5-events per year and asked if the discussion tonight will be for 7-events per year or 4 to 5-events per year.

Cook stated the official Conditional Use Permit (CUP) submitted to Planning & Zoning was for 7-events per year, but the Planning Commission has the ability to place a condition on the number of events.

Cook stated the applicant has been working with Baldrige Engineering and understood the applicant had a cost estimate and description of what improvements would be necessary.

Cook ask if the Planning Commissioners have any questions for Staff.

Peter Peuser, Planning Commissioner, asked how long is the road from where it is coming from to where it is going to.

Cook stated about 1 ¼ to 1 ½ miles (Correction – ¾ of a Mile).

Peuser asked if the full length needs to be widened.

Cook stated after remeasuring the road with the Director of Road & Bridge they discovered the Eastern portion of the road is 22-feet wide and then reduces in width near the crossroad culverts. Cook stated roads would typically need to be improved to 24-feet wide, but the Planning Commissioners has the ability to make a recommendation to what the minimum infrastructure requirements are in order to serve this use.

Randy Kitchen, Planning Commissioner, asked where the 24-foot standard came from.

Cook stated from the Subdivision Regulations which states the minimum infrastructure requirements.

Kitchen asked why the County has that requirement.

Cook noted the typical width, or a travel lane is in the area of around 11 to 12-feet.

Rusty Gerken, Planning Commissioner, asked how many roads in Miami County are 24-foot wide.

Cook stated for a person that wants to do a Subdivision development or a CUP along a paved road is a lot easier as most of the paved roads meet the 24-foot width and can handle the added traffic.

Kitchen asked if it is a safety issue.

Cook believes that is a lot of it.

Kitchen asked if it is a safety issue, and the road is not improved where's that leave Miami County.

Cook stated Staff's biggest concern from a width standpoint is the minimum of 20-foot because that is based upon the fire code. The fire access road in the fire code is not necessarily intended as a minimum requirement for road infrastructure but as a minimum driveway width requirement providing access to

the facilities and depending on the quantity and type of traffic, there would be discussions about the roadbed width needed. Staff believes 20-foot would be on the narrow side while 22-foot would allow enough space for vehicles to pass each other. If a firetruck is on the road with regular vehicles the road width needs to be able to accommodate that as well.

Kitchen stated one thing the Planning Commission is to keep in mind is the general welfare and safety of the public and asked if there is a 24-foot road width standard and the Planning Commission overlooks the standard...

Gerken stated his argument would be that Miami County has paved roads less than 24-feet wide.

Kitchen asked why is there a 24-foot standard if Miami County isn't consistently using it as the standard.

Elliott stated he did some quick research and found the standard width for a 2-lane road is 24-foot. It is in the Miami County Subdivision Regulations because it is intended for residential street widths and when the County is increasing development, 24-foot is the width the County would desire. The International Fire Code (IFC) stipulates 20-feet as the minimum road width and Elliott believes the minimum has to be 20-foot due to the IFC. Elliott believes the 24-foot road width fits if there is daily residential type traffic. When the Planning Commission has made an exception it has been because of event centers that increase the traffic but not all day every day.

Broers stated the 24-foot is a guideline, in past there have been exceptions allowed by the Planning Commission and if there is an exception the Planning Commission needs to articulate sound reason as to why.

Cook stated Road & Bridge originally stated 24-foot road width is the minimum. Cook reviewed Section 5-3.12 *The minimum infrastructure requirements of this article shall be guidelines for interpretation of the minimum infrastructure requirements for each Conditional Use...* Staff has used this two (2) different ways:

- 1) When there has been a Conditional Use Permit (CUP) that has had minor impact on the neighborhood it has been allowed for a lesser road width than 24-foot.
- 2) If there is a CUP that has a large impact on the neighborhood then the County could actually make a requirement for a road width to be larger than 24-foot.

Kitchen asked if 5-years down the road the applicant wants to expand then the applicant would have to acquire the easements for the extra right-of-way. Kitchen asked if this would be at the applicant's expense and what happens if the neighbors do not allow extra right-of-way.

Cook stated it would be at the applicant's expense and if the neighbors choose not to sell the property to the applicant it could cause for a difficult situation. If the County were to do an improvement to the roads in that area the County has the ability to use eminent domain and the County would still have to pay the property owner for the property.

Broers asked Staff if the applicant is allowed an opportunity to speak at the meeting.

Cook stated it is not a public hearing but if the Planning Commission wishes to hear from the applicant they have the ability to invite the applicant to speak.

Philgreen referred to the Staff's memo page 4 and asked if "...original recommendation of approval of 240049-CUP..." is a typo and should be "...original recommendation of denial of 24004-CUP...".

Cook stated it was a typo and should say denial of 24004-CUP.

Philgreen asked what is being considered tonight.

Cook stated the Planning Commission can: Resubmit the original recommendation denying the application, Recommend denying the application with different Findings, or Recommend for approval with modified conditions.

Kitchen stated he wasn't present at the February Planning Commission meeting and asked for clarification on the reason the Planning Commission recommended to deny the application. Was it because of the road width or something else.

Broers stated the road width was the primary reason for the denial and abstentions.

Philgreen stated there was also wrong information provided regarding the road width.

Broers stated Staff is providing the updated information regarding the road width at this meeting.

Joe Flake, Planning Commissioner, asked if sewer, water, and electrical is something that can be discussed tonight.

Cook stated Staff received a response from Everygy stating they have no issues with the proposal. No response received from the Rural Water District, but the applicants water usage will not have a significant affect to the water demand. Cook stated there have been discussions with the applicant regarding wastewater because the existing lagoon is where the parking lot will be so they will be moving the lagoon. The applicant has proposed providing port-a-potties for sanitation purposes for the events.

Broers asked if the Planning Commission were able to get past the road issues and if Staff would suggest any changes to the proposed Conditions for approval.

Cook stated the Conditions originally proposed will remain the baseline. Cook stated although the road width was a big concern Staff was still concerned with some of the Golden Criteria, such as the character of the neighborhood.

Elliott stated he didn't see a sound level in the Conditions.

Philgreen asked Staff for clarification of what a protest petition does for an application.

Cook stated if a protest petition is filed with the Clerk's office, in order for the Board of County Commissioners to approve the application, there must be a three-quarters majority vote.

Gerken asked how many people (quantity of people not land mass) signed the protest petition.

Cook stated there were eight (8) neighbors within 1,000-feet of the applicant, four (4) filed a valid protest petition, one (1) filed an invalid protest petition (filed after the deadline date), and never heard from two (2) of the neighbors. Cook stated the protest petition needs 20% of the land mass to sign the petition to impose a super majority vote (three quarters) and it doesn't impact the decision of the Planning Commission.

Flake asked Staff to refresh his mind on how many people the applicant is estimating at an event and how many truck and trailers.

Cook believes it is around 150-people per event...

Broers stated the narrative specifies 30-participants and 150-spectators per event.

Menefee stated the report shows 60-vehicles.

Cook stated Staff uses 3-people per vehicle to estimate the number of parking places needed and that's where 60-vehicles came from.

Menefee asked for clarification on if the events will only be single day events.

Cook stated that is his understanding.

Broers invited the applicant to the podium at 7:48 p.m.

Ofelia Banuelos, 24345 W. 383rd St, Paola, and Perla Villarveal, 21210 W. 180th St, Olathe (translator for applicant). Banuelos stated there was an issue with the road at the last meeting and since then she has been working with an engineer on the width of the road and culverts and what it will take to improve the road. According to the engineer the road width is 22-feet wide and of the 2-culverts one can easily be improved to 22-feet while the other will need extra work to be improved to 22-feet wide. Banuelos brought written estimates to improve the culverts (\$7,510.37) or replace the culverts (\$10,768.92).

Gerken asked who the estimates were provided by.

Banuelos stated Hall's Bobcat Service.

Broers asked if the applicant obtained legal opinion regarding right-of-way.

Banuelos stated no because the engineer did not mention the need for additional right-of-way.

Flake asked if the engineer measured the whole road or just the culverts and what the measurement of the road width was.

Banuelos stated the engineer measured the whole road and the width was 22-foot wide.

Broers asked if the applicant is asking for 7-days per year or 4 to 5-days per year.

Banuelos stated the season will be April to October and some months it will be too hot for a rodeo so 4 to 5-days.

Broers asked if it will be 1-event per month not to exceed 4-events per year.

Banuelos stated 1-event per month.

Kitchen asked if the applicant resides on the property.

Banuelos stated yes.

Gerken asked if there will be semi-trucks on the property.

Banuelos stated it will be standard pick-up trucks and trailers, no semi-trucks.

Peuser asked if it will be the participants arriving in the trucks and trailers with mostly trucks not cars.

Banuelos agreed.

Josh Brown, Planning Commissioner, stated it may sound like there are a lot of questions about the details of the events, but this is important to the decision making process. Brown believes what's important is the scale of the events; how many people will be there, how will the events effect the roads, and how will the events effect everything else. Brown stated he watched the recorded Board of County Commission meeting and had the impression the applicant was going to rethink the details and scale of the events and asked the applicant if she had an opportunity to do that.

Banuelos stated it will be less events with 30-participants per event.

Brown asked if the events will still have 150-people attending.

Banuelos stated including the participants, yes. Banuelos stated there is a sand business (Quarry) near the applicant that hasn't been opened long that has semi-trucks/trailers on the roads all the time and doesn't believe her proposed business will have the impact on the roads the semi-trucks have already created.

Banuelos stated she has pictures of the road and asked if the Planning Commissioners would like to see them.

Broers asked the applicant for a copy of the pictures to be handed to Staff for the record.

Philgreen stated he is trying to put himself in the shoes of the Board of County Commissioners (BOCC). The Planning Commissioners sent a recommendation for denial to the BOCC, the BOCC returned it to the Planning Commission and Philgreen is trying to understand why. Is it because of the road only or because of other factors.

Cook believes the primary concern of the Board of County Commission (BOCC) was although the majority voted to deny the application 3-Planning Commissioners abstained because they wanted additional information before voting. Cook also believes the BOCC will want to know if the road is the only thing the Planning Commission is concerned with or are there other Golden Criteria items that are a concern.

Peuser stated the report indicates the events will be from 1:00 p.m. to 9:00 p.m. and asked the applicant if that is correct.

Banuelos agreed.

Peuser stated the applicant's engineer measured the road width at 22-foot wide and with a couple of extensions at the culverts the road will be up to Code. The Road & Bridge measured it 19-foot wide and asked Staff where to go from here.

Elliott asked that they not get lost in some details and referred to Condition #13:

"The applicant shall be required to upgrade W. 383rd St from the entrance to Hedge Lane to county standards, with a 24-foot wide..."

Elliott stated if the Planning Commission would like to amend that to 22-foot that would be fine but that should be the depth in which the Planning Commission should discuss this issue because it will be between the applicant and the County after that. Elliott stated he doesn't want to see the Planning Commission get too far off track and to focus on the standards, the Planning Commission can add/amend Conditions then it is off their plate.

Peuser stated that answered his question.

Kitchen asked how many acres is the applicant's parcel.

Elliott stated 32.98 +/-.

Broers stated at the last meeting the road was the barrier for her. Broers believes rodeos are something that would be AG adjacent. Compared to some other applications the Planning Commission has considered, this one seems to have a pretty light touch.

Broers called for Planning Commission deliberation at 8:04 p.m.

Kitchen asked if they take into consideration the neighbors. Kitchen asked if any of the neighbors were present at the last meeting.

Gerken stated there were 2-neighbors present that spoke 1-for and 1-against the proposed Conditional Use Permit (CUP).

Menefee stated for him, if the CUP is denied, it can't be for the impact on the neighbors because there's not much more AG related than a rodeo. Menefee stated there was a pig sale at his place that drew as many people as this is projecting and there were no complaints.

Kitchen asked how a rodeo is AG related.

Various Planning Commissioners gave examples of how a rodeo is AG related.

Kitchen stated he doesn't know if the applicant plans to charge for admittance to the events, but if the applicant doesn't charge a fee is there a need for the applicant to have a Conditional Use Permit (CUP) and what constitute enough people for the event that requires a CUP.

Cook stated when there is a complaint about an event the Planning Department investigates. Cook stated there were 2-neighbors at the February Planning Commission meeting that spoke against the CUP and one in favor.

Gerken stated he believes it was family members of the same parcel.

Cook agreed with Gerken.

Kitchen stated most rodeos have an ambulance on site, is that a requirement if this CUP is approved.

Cook stated EMS' response was if the applicant wants an ambulance present the applicant will need to have a designated area for the ambulance but Staff does not require an ambulance to be present. Cook believes if an ambulance is present, and something happens somewhere else the ambulance would leave to tend to the other incident and then return to the rodeo.

Broers believes when the racetrack was presented to the Planning Commission one of the Conditions was that an ambulance would be present for the events.

Menefee stated when there is a rodeo at the fair there is not always an ambulance present. Menefee stated to have the ambulance designated for the rodeo the cost is phenomenal. Normally, since it is County, EMS will have an ambulance present but if there is an emergency elsewhere the ambulance will leave.

Kitchen stated the more traffic on the narrow roads the more likelihood of accident(s).

Brown pointed out there is only about 550-feet to the paved road.

Philgreen stated he made the original motion to deny the application and as he reads the motion he asked himself was the motion based on road only or was there more to the motion then just the roads. Philgreen stated it wasn't the road width that formed his decision it was the character of the neighborhood and believes there is a better place for this proposed CUP.

Broers asked how does Philgreen make a distinction between the arena CUP approved on 223rd Street (*Alvarez Ranch Arena*) that holds events that are almost exactly the same and this proposal. Broers stated they go until 10:00 p.m.

Flake stated the road is not the issue for him it is the character of the neighborhood, its 150-people with trucks and trailers, and all the things that go along with 150-people showing up for this type of event. Flake state he will vote against the CUP proposal, like he did last time.

Brown doesn't believe the trucks and stock trailers should be an issue due to the number of trucks/trailers already on the roads in this area. Brown stated he could entertain the argument about the volume but if there were a motion to approve this application Brown would be in favor of the motion.

Brown began to state that he moved to approve 24004-CUP: Banuelos Ranch – Open Arena with the following changes to the Conditions provided by Staff...

Elliott interrupted the motion and asked if the Planning Commission could go over the Conditions before the motion is completed.

- Condition 13 – would like to have something like “based on a traffic study recommendations including necessary drainage requirements” and suggested staff could come up with the proper wording.

Broers asked Staff if a study would be helpful or what would be more helpful. Elliott would like an outside company to provide the traffic study report. Cook stated in a lot of cases the engineer will have a good idea in regard to the type of traffic and quantity of traffic. Gerken asked if a traffic study has been required on other situations like this. Cook stated yes. Broers suggest the condition to specify the applicant to provide a traffic study/report regarding the improvements necessary in consultation with the Road & Bridge Department.

- Add Condition 16 – sound not to exceed the standard decibels, maybe match the decibels that is in the Alvarez Ranch's Conditions.

Cook noted this was typically a maximum level of 65 dB as measured at the property line. Elliot suggested the condition be similar to that required for the CUPs for Alvarez Ranch or KC Watersports.

- Condition 14 – Dust control

Kitchen noted this has been required on most CUPs and so it should also be required on this one. Menefee asked if it is for the whole span or just the residents. Cook noted it has sometimes been limited to only those areas in front of residences.

- Condition 4 – Broers would like the number of events amended from 7-events per year to no more than 5-events per year and a maximum of one per month.
- Condition 10 – amend to strike the 5-year review

Brown stated when talking about the terms of a Conditional Use Permit (CUP), what makes it important is when there is substantial investment involved. Brown doesn't believe infrastructure will be a big part of this plan and believes a 10-year term is fine without a 5-year review.

Kitchen stated he would hate for the road to be improved and in 5-years the neighbors are still complaining. Brown stated there will always be concerns involving the neighbors, but the 5-year review won't make the applicant go through the CUP process again. Cook noted the 5-year review is not for a full CUP process, the question would be if the 5-year review will go back to the Planning Commission to verify compliance or just a Staff review.

Gerken stated a CUP can be reviewed at any time and asked why have a limit on it. Kitchen agreed there shouldn't be a term on the CUP. Cook stated there have been a few CUPs that did not have limitations and there have been concerns on how the CUP is affecting neighbors.

Broers asked if a new neighbor moves in, and the review comes up what happens if the new neighbor doesn't want the CUP. Kitchen stated that's why he doesn't like a CUP to have a term because 5-years down the road one of the neighbors might not like the CUP and sell their property for a housing development. Broers stated it sounds like the character of the neighborhood is being called out for the 5-year review.

Elliott stated he doesn't have an issue with the 5-year review other than wording, would like it to say, "verify the 5-year compliance".

Peuser stated if the neighborhood changes in 5-years, why does the new neighbor's vote get to outweigh the current neighbor's and applicant's vote. Gerken noted the neighbors don't get a vote, they can just complain. Brown stated the approval of the neighbors shouldn't be something the Planning Commission uses as criteria to base their decision on, it is not a something that should be factored in. Kitchen stated he thought they were to protect the rural character of Miami County. Brown agreed and stated that doesn't mean bending the will to whatever the neighbor desires or doesn't desire.

Cook noted a CUP allows for a use that might not normally be allowed in a district and which might have greater impacts on the area.

Gerken stated he still doesn't understand the 5-year review since Staff can review any time.

Elliott asked each of the Planning Commissioners if they have a desire to keep the 5-year review one way or the other. The Planning Commissioners agreed to have the 5-year review removed from the Conditions.

Brown moved to approve 24004-CUP: Banuelos Ranch – Open Arena with amendments to the following Conditions:

- # 4 not to exceed 5 events per year.
- # 10 remove the 5-year review language.
- # 13 instead of County's Standards, something along the line of following the engineer's recommendations in consultation with the Road & Bridge Department.
- # 16 stating sound decibel is not to exceed the precedence with the Alvarez Ranch CUP (65 dB) at the property line.

Gerken seconded.

Broers noted for the record her findings for the Golden Criteria:

- The applicant's proposal is aligned with the character of the AG neighborhood.
- The zoning and uses of the nearby properties is AG and Countryside (CS) lending this use to have limited impact to the residences.
- It is suitable for its present use and already doing some similar activities.
- Broers believes the CUP will actually improve the experience for the neighbors because there will be some guidelines in place to help protect the public welfare, health, and safety.
- Broers did not find criteria 4 or 5 as being applicable to this request.

- The applicant will be improving the road which will be a benefit to the neighborhood and the County.
- Recreational activities are beneficial to the people living in Miami County and potentially bring people from outside Miami County.
- Broers stated the intent of the Zoning Regulations, CUPs are allowed, and the proposed CUP is an allowable use, and the Planning Commission have attempted to tailor this CUP request to match similar CUPs.
- Broers stated this is contrary to Staff's recommendation but hopes the Planning Commission has explained sufficiently why the motion for approval.
- Conformance to the Comprehensive Plan, it's located near Fontana and paved roads and believes the proximity to the City of Fontana goes in the City's favor.

Broers doesn't believe it is an AG activity, but it is AG adjacent. The history of rodeo goes with ranching.

Broers called for a roll-call vote. Casey d'Augereau, Planning & Zoning Office Coordinator I, called for the votes and recorded the responses as follows:

Kelli Broers – yes	Joe Flake - no
John Menefee – yes	Phil Elliott - yes
Josh Brown – yes	Rusty Gerken – yes
Randy Kitchen – no	Topher Philgreen - no
Peter Peuser - yes	

Broers stated the motion passed 6-3 and noted this is a recommendation to the Board of County Commissioners.

Cook noted this would normally go to the Board of County Commission on April 23, 2025 however Staff will be out of the office that day so it will go to the Board of County Commission on April 30, 2025.

New Business:

Public Hearing 25001-CUP: 1880 Enterprises

Menefee moved to table Public Hearing 25001-CUP: 1880 Enterprises to the Planning Commission Meeting on May 6, 2025 per Staff's recommendation. Philgreen seconded, the motion passed unanimously (9-0) via show of hands.

GENERAL DISCUSSION:

Cook stated there have been some discussions about short-term rentals and Staff was asked to start looking into the regulations and decide how to address the short-term rentals, especially with the World Cup coming to Kansas City.

ANNOUNCEMENTS BY STAFF / COMMISSIONERS

Cook stated Planning & Zoning has been staying busy. The Planner I, Bobby Wardecker, resigned. Planning & Zoning has received some applications and hopes to start interviews shortly.

Kitchen asked for an update on the Comprehensive Plan.

Cook stated Jennifer Koehn, Assistant Planning Director, made the final updates last month based on comments received from the Board of County Commissioners. Cook hopes to review the updates within the next couple of weeks and send it to the consultants for final draft. Then it will come back to the Planning Commission for final consideration.

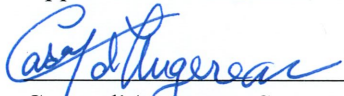
Possible Future Amendments to Zoning and Subdivision Regulations

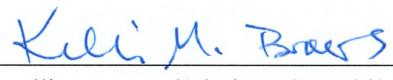
- A. Common Access Easement requirements
- B. Sign Regulations
- C. Telecommunications Regulations
- D. Height limits for radio, television, internet antennas and satellite dishes designed for individual residences.

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

Menefee moved to adjourn the meeting; Brown seconded. The meeting adjourned at 8:56 p.m. with a unanimous vote (9-0), via show of hands.

Approved this 6th day of May, 2025.


Casey d'Augereau, Secretary


Kelli Broers, Chair / Topher Philgreen, Vice-Chair

Minutes written by Casey d'Augereau

