



MIAMI COUNTY BOARD OF ZONING APPEALS AGENDA

**Miami County Administration Building
(Commission Chambers)
September 15, 2021
7:00 PM**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. DISCLOSURE OF ANY EX PARTE COMMUNICATIONS OR POTENTIAL CONFLICTS OF INTEREST**
- 5. NEW BUSINESS**
 - 5.a. Hearing: 21002-VAR: Wingert Sign Co. (Debrick / K Properties, Inc.)**

Consideration of a request for a variance from Section 18-5.06 of the Miami County, Kansas Zoning Regulations, which requires that an off-premises outdoor billboard sign be located less than 1,000 feet from any other existing billboard sign on the same side of the street. The Applicant would like to erect a billboard sign approximately 850 feet from an existing billboard sign on the same side of the highway. The subject property of approximately 20 acres is zoned Heavy Industrial (I2), and is located on the east side of Lone Star Rd, approximately ½ mile south of 327th St, and north of US-169 Hwy, in the NW ¼ of Section 32, Township 17 Range 23, Valley Township, Miami County, Kansas. Submitted by Fred Wingert of Wingert Sign Company, as the Applicant and Kevin Debrick, on behalf of K Properties, Inc., the property owner of record.
 - 5.b. Hearing: 21003-VAR: Hause**

Consideration of a request for a variance from Section 5-5.02.3 (Front Yard) of the Miami County, Kansas Zoning Regulations, requiring a 50-foot minimum setback from ultimate right-of-way. The property owner would like to construct an addition to the existing residence, and the entire existing residence is located within the required front yard setback. The nearest point of the proposed addition would be approximately 76 feet from the centerline of 263rd St, and will encroach the setback by approximately 6 to 7 feet. The subject property of approximately 2.98 acres is addressed as 8010 W. 263rd St, is zoned Countryside (CS), and is located in the SE ¼ of Section 18, Township 16, Range 25, Wea Township, Miami County, Kansas. Submitted by Brian Sterner of Rockville General Contractors, as the Applicant, on behalf of Lauren Hause, the property owner of record.
- 6. OLD BUSINESS**
- 7. OTHER BUSINESS**
- 8. PLANNING DIRECTOR REPORT**

9. ADJOURNMENT