

**MINUTES OF THE
MIAMI COUNTY PLANNING COMMISSION
October 7, 2025**

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

ATTENDANCE

CHAIR:	Kelli Broers
VICE-CHAIR:	Tophir Philgreen (arrived late, 7:02 p.m.)
PLANNING COMMISSION	John Menefee, Joshua Brown, Randy Kitchen, Drew Moore, Phil Elliott, and Rusty Gerken
ABSENT MEMBERS:	Peter Peuser
EX-OFFICIO MEMBERS:	None present
PLANNING DIRECTOR:	Kenneth Cook
ASST. PLANNING DIRECTOR:	vacant
PLANNER:	Not present
PC SECRETARY:	Casey d'Augereau
COUNTY COUNSELOR:	Not present
COUNTY COMMISSION:	None present
COUNTY CLERK:	Not present
PRESS:	None present

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CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Roll Call was taken with seven (7) members present.

DISCLOSURE OF ANY EX PARTE COMMUNICATIONS OR POTENTIAL CONFLICTS OF INTEREST

There were none.

ADOPTION OF THE AGENDA

Planning Commissioner John Menefee moved to adopt the agenda as presented. Planning Commissioner Rusty Gerken seconded; the motion passed unanimously (7-0), via show of hands.

(Topher Philgreen joined the meeting at 7:02 p.m. making eight (8) members present.)

CONSENT AGENDA

- 25005-SUB: Foote Estates

Broers stated she noticed this application is near the City of Louisburg and asked if Staff notifies the cities when an applicant is close to them.

Cook stated when Staff sends out request for comments, they send a request to the city asking for comments as well but will need to check the folder on this item to confirm the City of Louisburg was notified.

Menefee moved to approve the consent agenda. Vice-Chair Topher Philgreen seconded; the motion passed unanimously (8-0), via show of hands.

Old Business:

There was none.

New Business:

25001-SUBEX: Seim

Broers invited Staff to the podium to present the Staff Report for 25001-SUBEX: Seim at 7:04 p.m.

Planning & Zoning Director Kenneth Cook presented the Staff Report. Cook noted the Subdivision Regulations state a Subdivision Rule Except is to be granted as part of an application for a Subdivision. The County has previously allowed Rule Exceptions to be reviewed prior to an applicant submitting an

application for a subdivision plat in order to allow the applicant to receive an answer before expending substantial funds for a plat that might not be possible if the exception was not granted.

Cook noted the applicant is requesting an exception to be allowed to have a separate access points for each of the two (2) lots that will be created once they go through the Subdivision process. Sunflower Road is considered an Arterial Road and according to Miami County's Subdivision Regulations, each set of two (2) lots is to have a shared access point. An existing house and driveway are located at the Southern end of the property. The applicant is proposing to split the property into two approximately 20-acres tracts. If a shared access is required, the applicant will be required to remove their existing driveway and install a new driveway at the shared property line between the two tracts. Cook noted the Road & Bridge Department expressed concerns regarding topographical conditions and the location at the property line would not be the preferred location for an access point. Road & Bridge is in favor of granting the Rule Exception allowing the two (2) access points to be at a more appropriate location.

Cook covered the three (3) Rule Exceptions:

1. *Strict application of these Regulations will create an undue hardship upon the sub-divider;*
 - a. Staff's primary concern is making sure the driveway location is safe. Staff believes allowing the applicant to have 2-access points would be best for everyone. Saving the applicant some money and providing safety to the public by following Road & Bridges recommendation for the location.
2. *The proposed rule exception is in harmony with the intended purpose of these Regulations; and,*
 - a. Cook noted one of the requirements for driveway separation requirements and limiting the number of access points is partly a safety issue. Placing a single entrance at a location that might not be as safe is not necessarily better than having 2-properly spaced access points. Cook believes this application meets this requirement based upon the recommendation by Road & Bridge.
3. *The public health, safety and welfare will be protected.*
 - a. Cook believes having the entrances at a safer location will meet this requirement.

Cook noted having shared access points on Arterial Roads is a good thing and is a practice Miami County needs to continue to follow. Staff finds this situation warrants the Planning Commission granting a Rule Exception. Cook recommends making a Condition for access control to be required along other portions of the property so each proposed lot is restricted to an access point as shown on the map attached to the staff report.

Cook asked for questions from the Planning Commission.

Planning Commissioner Phil Elliott referred to page 15 of the packet, the original map and asked which tract is being referenced for the Rule Exception.

Cook stated it is tract two (2).

Gerken asked for clarification they want one (1) entrance into that tract or two (2).

Cook stated they will continue to have the existing entrance at the South end of the property of tract two (2) and the property will be divided in half.

Elliott asked if the plan is to divide it into a North half and a South half.

Cook agreed. Cook referred to page 17 of the packet and pointed out the star located on Sunflower Rd stating this is the map provided by Road & Bridge stating the location of the star would be the approximate location of the new access point.

Elliott referred to page 17 of the packet and asked if this were to be any kind of long-term development in this area, he would assume the County would want 218th Street to run all the way through. Elliott asked why not make that the access point now and if a subdivision is developed years later the access point is already aligned with 218th Street.

Cook noted that 218th Street is not a public road it is a private road.

Gerken asked if 218th goes all the way through.

Cook replied no, it is a cul-de-sac.

Broers stated her struggle with this is that it feels like there has been some mental gymnastics, the topography is not that bad. Broers believes the most compelling reason for the Rule Exception is the fact that it will be a big pain to move the existing driveway. Broers believes there was a comparable situation before the Planning Commission within the last 12-24 months and does not recall the outcome.

Cook does not recall. Cook stated another unique thing about this request relates to the original division. If the original division would have included the entire East half of the Northeast quarter, the second division could have been done as an exempt split using aliquot parts (North half and South half). This division would have then qualified as a simple Lot Split and which shared access has not typically been required. Because it was not originally divided as the full East half of the Northeast quarter, the second division, splitting the property into two parcels of approximately 40-acres in size, was required to be a Lot Split. Any further divisions beyond the Lot Split is required to be done through the Platting Process. Cook noted there are a few old lot splits he has found in which shared access was required as part of a Lot Split application and not just a Subdivision Plat.

Planning Commissioner Randy Kitchen asked how many Lot Splits already have an existing home and driveway that are new applications.

Cook believes around 50 percent.

Kitchen asked if we always make them move their driveway.

Cook stated not through the Lot Split process.

Kitchen asked how long the house has been on the property.

Cook stated prior to Zoning Regulations.

Broers believes the County owes it to people to be consistent.

Gerken believes every situation is different and the Planning Commission needs to look at each situation in a separate way otherwise if they are consistent there will never be anything done in Miami County. Gerken stated he could care less what the County has done in the past, he was not on the board then and he might not have agreed with the decision in the past. He wants to move forward and focus on the future of Miami County.

Elliott asked Gerken to remember he said that 6-months down the road.

Kitchen stated there was an applicant that had to move the entrance because of a new road that was being put in and asked if that is the application Broers was referring to.

Broers stated it was an AG entrance and asked Staff if that rang a bell with them.

Cook believes he remembers the case Broers is referring to, as he recalls there were 3-small AG Preservation tracts and 1-large AG Preserved tract and the owner wanted the driveway for the AG Preserved tract wanted their driveway to go through two other Lots to get to the house.

Broers stated she thinks that was a different case than she was thinking about. Broers believes in the case she was thinking about the Planning Commission found that the lot with an existing AG entrance should be allowed use the existing driveway rather than being required to have a shared access.

Kitchen asked Elliott if his concern is that someone does not build a house on the 20-acres, and they turn it into a Subdivision.

Elliott stated he does not like the fact that Road & Bridge said they do not want an access point across the road from an intersection. If the Planning Commission chooses to have a shared entrance for the Lot Split, he believes the shared access point would align perfectly with 218th Street and that would be the ideal place for the shared access point.

Kitchen asked if the County believes that would be a safe place for the shared access point.

Cook stated the map with the star is what Staff received from Road & Bridge stating that would be the preferred location of the access point.

Kitchen asked if it can be as simple as allowing the shared access point to be required across from 218th Street and not require the existing homeowner to move their driveway.

Elliott asked for clarification require the North lot to have the access point and the South lot not having to change their access point.

Kitchen stated he would like to see the shared access point across from 218th Street and leave the current access point alone for the existing homeowner. Down the road if the homeowner sells another 10-acres the shared access point is already in place.

Menefee stated he cannot tell by looking at the map, does the proposed property line align perfectly with 218th Street.

Cook believes it does.

Menefee does not believe it makes sense to require a shared entrance for this Lot Split and will not be arguing over the location of the access point. (Across from 218th Street or the "star" location indicated by Road & Bridge.)

Broers would like a condition stating the parcel has to split North and South. It is kind of understood, but there is no plat yet and they could come up with something more...

Menefee asked if they could split it East and West because there would be no access to the....

Cook stated the only thing would be if they come back with an AG Preservation Subdivision. They could come back with a smaller lot and a larger lot which would change the location of the lot line.

Cook reminded the Planning Commission they will see the Subdivision Plat when it comes for approval and if they want to make changes to the access point location, they will be able to do so at the time they consider the Subdivision Plat Application. The application's main concern is not giving up their existing access point.

Broers asked if anyone was ready to make a motion.

Philgreen moved to grant the request for a Rule Exception to keep the existing access point where it is and allow a new entrance on the proposed North lot to be determined at a later date. Kitchen seconded.

Broers stated she would like this issue resolved once the Comp Plan is finalized. Broers believes this issue comes up all the time.

Broers called for a vote on the motion on the table. The vote passed unanimously (8-0) via show of hands.

Cook noted once the Comprehensive Plan is completed, the Road & Bridge Department plans to update the Comprehensive Transportation Plan which will address items such as the road standards and driveway separations. Cook expressed his opinion that the number of entrances on Arterial Roads does need to be limited.

25005-CUP: KS5406 Drexel Corner – AT&T

Broers invited Staff to the podium to present the Staff Report for 25005-CUP: KS5406 Drexel Corner – AT&T.

Cook presented the Staff Report for 25005-CUP: KS5406 Drexel Corner – AT&T, the applicant is requesting a renewal and modification for the existing Conditional Use Permit (96014-CUP) for cell tower use.

Cook stated this Conditional Use Permit (CUP) originally included a requirement for a 5-year renewal, which had been extended to 10-years due to changes in State of Federal Regulations. These changes in State and Federal included that counties cannot place an expiration/review requirement on a cell tower that is less than 10-years. In recent CUP cases involving Communication Towers, Miami County has been considering them as similar to utility substations such as water towers and water treatment plants, including that expiration dates have not been placed on new approvals. Cook noted that denying an existing cell tower could have a significant impact on cell service for the area. As part of the review of other cell tower application, conditions have been placed for additional screening when equipment is included outside of a permanent structure, but in this case the tower is already adequately screened due to existing trees and distance to adjoining properties.

Cook stated the main thing being recommended is to add Condition No. 3:

The property is to be maintained and kept free of noxious weeds and debris.

Cook noted this was not a Condition on the original CUP, but it is a Condition Staff has been adding for other cell tower CUPs when they are up for reconsideration.

Cook noted this CUP meets the Golden Criteria listed in the Staff report and stated if the Planning Commission has any questions regarding the Golden Criteria, he will answer their questions. Cook stated Staff is recommending approval with the modified Conditions.

Broers asked if the applicant is present.

Cook stated the property owner is present.

Broers invited the property owner to the podium at 7:40 p.m.

Cook asked if the Public Hearing should be opened first.

Broers and Philgreen stated they would like to hear from the applicant then they will open the Public Hearing.

Jeff Raly, 9133 W. 359th St, believes Cook answered some of his concerns already but he wants to keep improving the land, he does not want the land to become ran down.

Elliott apologized for interrupting and stated he does not believe this is the applicant and that's why Staff was wanting the Public Hearing opened.

Raly stated he is not the applicant and returned to the audience.

Cook stated the aerial view of the property shows a circle that indicates the area being leased for the tower while Mr. Raly owns that area and the surrounding property.

Broers asked if there are any other questions for Staff.

Kitchen asked Staff if 10-years is a new minimum for cell towers.

Cook agreed and noted that this is based upon updated State/Federal regulations.

Kitchen asked what is the term currently.

Cook stated the original CUP was approved with a 5-year review on it.

Kitchen asked when did the 10-year review start.

Cook stated there was a review in 2012 where the Planning Commission did find substantial compliance. Cook stated technically the applicant should have been reviewed in 2022, but the applicant did not come in until they were applying for a building permit to replace equipment on the existing tower. When Staff reviewed the building permit, they found the cell tower was not in compliance with the Conditional Use Permit due to the last review being more than 10-years. Staff notified the cell tower they need to go through the CUP process to bring the CUP current.

Kitchen asked if there would be a reason not to make it longer than 10-years.

Cook stated his recommendation is to remove the expiration term making it open-ended.

Broers opened Public Hearing 25005-CUP: KS5406 Drexel Corner – AT&T at 7:44 p.m.

There were no public comments, Broers closed Public Hearing 25005-CUP: KS5406 Drexel Corner – AT&T at 7:45 p.m.

Philgreen asked if there is any reason for the Planning Commission not to approve this CUP newel/modification.

Cook stated there have been no complaints and the distance it is from any property line is so far it is hard to see anything.

Philgreen moved to approve 25005-CUP: KS5406 Drexel Corner – AT&T with current Conditions as presented by Staff. Menefee seconded. Broers called for the vote, motion passed unanimously (8-0), via show of hands.

GENERAL DISCUSSION:

23002-TA: Short-Term Rental (STR) and Bed & Breakfast (B&B) Facilities

Broers invited Staff to the podium for Public Hearing 23002-TA: Short-Term Rental and B&B Facilities.

Cook noted this was published on the agenda for a discussion with the Planning Commission, the Public Hearing was left on the Staff Report by mistake.

Broers confirmed this item is only a discussion item tonight and is not a Public Hearing.

Gerken asked if the Public Hearing will be next month.

Cook stated yes and has already published it in the paper to show on the agenda as a Public Hearing for the November Planning Commission meeting otherwise it would have been pushed out to December.

Cook started by providing some feedback regarding comments he has heard a number of times related to STRs being self regulated. He agreed that if you are using one of the major websites for STRs that they do have their own standards that must be met in order to be listed and are somewhat self regulating in regards to people being able to submit reviews. Cook noted STR Regulations are not necessarily dealing with only properties listed with those websites, but would include other websites that do not have any specific standards or a property owner renting a structure out on their own. Staff is recommending some additional Standards to deal with all properties being used for STRs to ensure all STRs meet certain minimum requirements.

Cook stated with STRs and B&B Facilities being similar activities, the Planning Commission has requested these items to be treated with similar requirements. The current draft of regulations take the requirements for Bed & Breakfasts and incorporate the items for STRs. While these activities are similar there are some differences between them. Cook noted one of the main items regarding STRs and B&B facilities is related to building codes requirements, which does not fall under Zoning Regulations. When talking about R3 occupancy, where these uses fall under, there are some limitations placed on any kind of facility. The Building Code specifies a maximum of 5-guest rooms for that occupancy type with a maximum number of occupants in that structure (including owner/permanent residents) is ten (10).

There have been conversations with the Codes Services Director, Jason Leadbetter regarding Building

Code regulations. The Building Codes code notes that for B&B Facilities, someone must reside in the house. The maximum of 10-occupants is including anyone that resides in the facility. Cook noted that this would mean that if there are six (6) or more guest rooms or eleven (11) or more occupants, the occupancy of the structure would change and require compliance with different sections of the Building Codes. Cook noted these Building Code requirements are outside of what the Planning Commission has control over with regards to what conditions a structure/use must meet in order to comply with the Building Code, but provide background for why certain standards were included in the Conditional Use Permit standards for B&B Facilities.

Cook noted the only B&B Facility within Miami County he has found that was approved through the CUP process was Casa Somerset.

Gerken asked under a Conditional Use Permit (CUP).

Cook stated yes. Cook believes it was approved around 2003 and the last time it was updated was in 2013. Cook noted a B&B Facility is required to provide compliance with certain ADA requirements because there are separate rooms being rented individually. This would include the provision of handicapped parking, and ADA access to the site. As a STR is a single family house that is rented as a single unit, it is considered more of a single-family house.

Elliott asked Staff to clarify the difference between a STR and a B&B assuming they are under 10-occupants and why would there be a difference in the requirements. Elliott stated he mentions this because several of the websites are now offering breakfast and other amenities that B&B Facilities offer.

Cook stated a STR is required to be a single unit with 1-group or family renting the facility, while the B&B is a house renting multiple rooms to different individuals that are not associated with each other.

Elliott asked how would that change the Code requirement.

Cook believes it is getting more like a hotel where there are multiple units, it is not a regular single-family house, and there are multiple different individuals staying there.

Elliott stated to use Casa Somerset as an example and asked what is the occupancy.

Cook stated a maximum of 10-occupants.

Planning Commissioner Andrew Moore asked if the homeowners must live on site for a B&B Facility but on the STR the homeowner is not required to live on site.

Cook agreed.

Elliott stated he understands the difference between the two-types of facilities but does not understand the difference in Code.

Cook stated while in discussion with Leadbetter information was provided for inspections, which is what Staff would recommend, at least an initial inspection.

Elliott asked what legal had to say.

Cook stated they did not have any problem with that and did not feel like any additional liability was being taken on by Miami County. No matter if it was just an initial inspection or an inspection every 5-years.

Cook noted if someone were to rent a house for a long-term contract, they are more familiar with that

space. Where if someone is renting a facility for a day or two (2) if there is a Codes compliance issue it will not be noticed until the renter shows up. Part of Staff's concern is making sure some minimum life safety codes are looked at.

Gerken believes the organizations with websites monitors all that.

Cook stated STRs does not have to be through VRBO or any of those organizations, it can be someone posting it on their own.

Gerken does not believe there will be very many individuals posting on their own. Gerken referred to B&B facilities and asked if the Conditional Use Permits (CUP) will be done away with if these regulations are approved.

Staff's suggestion, as part of the proposal, changing B&B and adding STRs to be permitted by right in residential areas with complying with the Conditions in Article 14. This would include R1, Countryside (CS), and AG Districts. Business District (C1) would require a Conditional Use Permit (CUP) for B&B, the C2 District lists B&B as a permitted by right use. Staff believes to balance it out make it a Conditional Use Permit (CUP) in C2 District as well based upon the consideration that a residential use is supposed to be approved as a CUP in our commercial districts and a B&B facility would officially be an individual's dwelling.

Gerken stated in simple terms and asked will the CUP go away or not.

Cook stated the CUP will go away. Casa Somerset's CUP also allows them to have private dinners, cooking classes, and other items that will not comply with the requirements for a B&B.

Gerken asked if Staff has spoken with the owner of Casa Somerset.

Cook stated not yet. Staff would like the regulations to show existing CUPs would be allowed to continue onwards provided they remain in compliance with the Conditions of the CUP.

Gerken asked if he would be required to do a CUP and comply to the Regulations.

Cook stated he would not have to do an annual permit provided he complies with the Conditions of the CUP.

Menefee stated he would be grandfathered in.

Cook agreed. Cook stated he will work on the wording but sees the possibility of an event venue putting in a STR on the property. If they are already approved for a CUP for the event venue, can Staff roll this in to where they are approved for the event venue and the STR and not necessarily require the annual review. Where other jurisdictions run into issues is when a STR is approved, and they start allowing weddings and other events to take place at the STR. Staff's concern is how this might affect some of the neighboring property owners. Cook does not believe a person should be able to have a large event on the property that did not go through the CUP process.

Gerken asked if the STR regulations comes from the direction of the Board of County Commissioners.

Cook stated there have been multiple inquiries for STR regulations, some of the feedback was from the Next Comprehensive Plan study.

Gerken asked if people can do STRs legally now.

Cook stated no.

Gerken stated people are doing them in Miami County now.

Cook stated Staff has received complaints on people doing STRs and Staff had to get involved.

Gerken stated there are jurisdictions that do not have regulations on STRs.

Cook stated some jurisdictions allow STRs to be permitted by right.

Gerken asked if STRs are in the Zoning Regulations right now.

Cook stated no just B&B facilities. Cook further noted that former Planning Director Teresa Reeves had also been directed by the Planning Commission to draft possible regulations for STRs.

Gerken asked if we could just rid of the regulations all together.

Cook agreed that is something the Planning Commission and Board of County Commissioners could consider.

Kitchen stated there are a lot of people that will not like the County getting involved in saying they cannot rent out a room if they want to rent it.

Gerken agreed.

Gerken stated he researched all three major websites and the average number of STRs in rural Miami County (not counting cities) is ten (10).

Kitchen stated this is all about the World Cup and the soccer games coming to Kansas City. Kitchen questions if an application fee of \$50.00 is really worth the trouble. He does not believe so.

Gerken expressed concern about the ability of staff to go out and inspect these.

Planning Commissioner Joshua Brown asked if the bed tax discussed is \$50.00.

Gerken stated no it is a percentage, and they can still register with the State of Kansas to do that.

Cook stated if this were a STR and it meets the necessary requirements they are required to comply with bed tax requirements. Cook noted the discussion on STRs and the direction provided by the Planning Commission for staff to draft regulations on STRs occurred prior to the World Cup being a concern.

Kitchen believes this will be bigger than Sturgis during the motorcycle rally, every front yard is rented out with painted lines for the tents, and pastures are rented out for campers. This might be two (2) weeks out of the year, the residents leave because they do not want to be there while it is going on and by renting their yards, pastures, and rooms it pays their mortgage payment for the year.

Cook stated Staff does not want this to go through a Conditional Use Permit process.

Broers asked the Planning Commission if they are proposing to leave them illegal and turn a blind eye.

Gerken stated not leave them illegal, take the regulations out of the code book altogether.

Broers stated there is no regulation that says "thou shalt not have a STR), the fact that there is not one that says "you may" is why they are prohibited. It would require confirmative action by the Planning Commission and the Board of County Commissioners saying, "you can have a STR."

Kitchen said but there is nothing that says a person cannot.

Broers stated it is not an approved use.

Elliott stated it is not in the definitions of each Zoning section as an allowed activity.

Kitchen noted the draft regulations note that you cannot use a manufactured home..

Gerken asked about an RV being used as a STR.

Broers noted it would be prohibited.

Broers asked that they get back on track. Broers stated these are proposed revisions being presented and she stands by her previous decision, allowing these without an owner being on the property is contrary to our Comprehensive Plan and the entire reason we have Zoning. They are essentially hotels, and this redrafted version the B&B Facilities require the owner to not only be on the property living but they have to be living in the facility. Yet STRs does not care who owns them or where they live. Broers believes that to be a discrepancy. Broers believes if there is a reason for the owner to be living on the property of a B&B Facility then she believes it needs to be thought through why there is that distinction.

Gerken stated he knows of the B&B facility we have went through the ringer trying to get his facility started.

Broers stated he was required to live there.

Gerken agreed.

Broers stated the proposal is allowing anyone to own a STR and not live on the premises, they can live in California, they can live in Canada, they can live anywhere so long as they have a property manager here and they can take up some of our housing...

Gerken stated some of those properties are kept up better than people that live in Miami County.

Broers stated it is not a matter of keeping up the house there is a discrepancy in how B&B Facilities are being treated compared to STRs and Broers would like to know why.

Kitchen stated trying to put regulations on "protect the rural character of Miami County" and he does not believe that is happening. It is just another regulation.

Elliott stated the only reason for him to consider a regulation is to put parameters around what the Planning Commission considers acceptable. For example, Elliott provided the maximum occupancy requirement of 10 with the additional individuals allowed to be there during the day. In the case of a STR that can handle more individuals and he is having to live next to that facility and its impacts. Elliott noted the Zoning Regulations are intended to protect ourselves from each other. Elliott believes if the Planning Commissioners need to decide under what conditions (owner lives onsite, quantity of people, number of vehicles) would the Planning Commission feel that a STR would be ok operating next door to any of them and set the regulations based on those conditions. Elliott expressed concern that not all individuals would be good neighbors without the parameters and they will not self-police for the residents. When talking about it not being a resident but an outside investment company that is a faceless nameless organization.

Kitchen stated the organizations already bought homes and has been renting the homes out for a year. Kitchen asked if people would know who is renting the house and might have 20-people there.

Elliott stated his concern is that the neighbor will never know what to expect with a STR.

Philgreen stated comparing rentals longer than 30-days to a STR is like comparing apples to oranges and asked that they get back on topic (under 30-day rentals). Philgreen does not believe they should be trying to figure out how to get more money and does not want to put more work on Staff. Philgreen believes the more regulations put on people the more they will by-pass the regulations and do it anyway then it becomes an enforcement issue. Philgreen believes the rule of Government in general is to protect each other from each other and not allow someone to take something that is not theirs. Philgreen does not want to tell people what they can do with their property, he wants them to have freedom but make sure they are protected from the neighbor and what the neighbor might do. If we have no regulations people will have 20 glamping tents in their back yard and have 40 people having a party every Friday night. Philgreen noted we are going to have to do something because we cannot do nothing. He would like it pared down, easy to follow the law, and easy to know who to call when there is a problem.

Gerken asked if there are problems right now.

Cook stated it has been a while since he received complaints on a STR, and it has been a couple of months since someone has asked about a STR. If someone inquires about STRs today they would be advised it is not permitted, STRs are not allowed. Unless Staff receives a complaint about something then we do not typically know something is going on. Cook noted that without a complaint, we do not have the staff to go out and police the entire county.

Gerken asked what is the goal here other than trying to regulate what people are doing with their property.

Kitchen stated regulations are to protect the neighbors and he believes that is the Planning Commission's goal. Kitchen does not believe the regulations have protected him from his neighbors.

Broers stated Kitchen is pretty isolated from his neighbors compared to where some people live in the County. Broers believes regulations become more important the denser an area becomes. Broers believes the Planning Commission needs to control the regulations for everyone that lives in Miami County not just those with the benefit of space.

Broers asked if Staff would like to go through each of the proposed regulations and provide feedback.

Cook stated that would be helpful. Cook also noted a decision by the Planning Commission that we do not want to regulate a use is just as valid as deciding we want to adopt regulations. Staff would also want any regulations that are adopted to be as enforceable as possible.

Broers expressed this is a good opportunity for the Planning Commission to use the current draft to provide feedback to staff. The Planning Commission can then make a final decision based upon the feedback that is received as part of the public hearing.

Moore stated he has heard several times that "we do not have the Staff to keep up with that" but there are only 10 – 30 STRs in Miami County, how much Staff will it take. Moore does not believe the application process is going to be that difficult. Moore believes it might assist people in getting a STR because there are regulations setup.

Cook stated there is a lot of information, but Staff tried to keep it relatively concise, showing the information that is needed, and talking with Codes Services regarding the inspections. They do not want to do an inspection every year.

Moore believes an initial inspection would be good.

Cook agreed an initial inspection would be good to assure the structure meets minimum requirements. From a Staff's perspective Staff is recommending an initial inspection because the property is being changed in the way it is being used. It is not being used by someone fulltime; it is being used by someone for 1-2 nights and there is no way to see potential issues there. The regulations will protect property owners' rights as well as the customers that will be staying there. During discussions with Codes Services, they do not see a reason to do follow-up inspections anymore than every 3-years but felt pushing out to 5-years would be a better fit.

Broers referred to 13A, B, & C stating she believes these are not in alignment and asked the Planning Commission if they had any thoughts on them.

Cook noted the Miami County Regulations do have specific regulations for RV Campgrounds and there are businesses doing that and just the general campground regulations. If someone were to have a campground in Miami County that is a CUP process.

Philgreen stated it does not mean it cannot happen it just needs to go through a separate process.

Cook agreed.

Brown asked why prevent sheds and tents.

Cook stated STRs are designed for residential habitation, using a shed not designed for residential use does not meet code requirements and might be a safety issue.

Kitchen stated it would be called glamping.

Brown asked if there is a reason manufactured homes would not be allowed.

Cook stated that came out of the existing regulations for B&B Facilities.

Kitchen asked if they classify as a single-family dwelling.

Cook stated they do but the current B&B Regulations...

Kitchen stated that is current and they are discussing future asking why is it any different than a built house.

Broers stated this gets to an issue she has with STRs. Broers believes they take housing stock and when taking manufactured homes for STRs then they are taking housing stock from people in our community that need to live there. Broers stated she feels the same way about single-family residences, but manufactured homes are focused on a certain price point. Broers believes allowing manufactured homes to be used as STRs is taking a home away from Miami County's most vulnerable residences. Broers prefers STRs to be an ADU (Accessory Dwelling Unit) on someone's property. Broers also agreed with Kitchen in that it seems to be disparate to allow a STR in a single family house and not a manufactured home.

Cook stated mobile homes are only allowed in a mobile home park and not allowed anywhere in Miami County. Manufactured homes are a little different as they are required to be placed on a permanent foundation. Cook stated there are some manufactured homes that are built better than some stick-built homes. Cook stated as long as the manufactured home is on a permanent foundation he does not have a problem with it and that is why the sentence is followed by "not converted to real property" (13A last sentence of Staff Report).

Philgreen stated he has no problems with anything in A, B, or C.

Broers stated D seems pretty non-controversial.

Cook stated D is simply saying if a person has an ADU (changes are being made to the ADU Regulations) and wishes to use it for a STR they are allowed to do so.

Broers asked for discussion on E, F, and G.

Gerken stated he does not know how it will be policed.

Broers does not believe the math is adding up for her. Broers referred to E and F stated a maximum of 5-bedrooms is allowed with a maximum 2-guest per bedroom plus 2-additional persons and asked where will the 2-additional persons sleep if not allowed more than 2-guest per bedroom.

Cook stated based off of Building Codes the maximum occupancy is 10-occupants and gave the example of a 4-bedroom house allowing 2-persons per bedroom allowing for 2-additional persons to stay on a hide-away sofa sleeper.

Broers believes it should read "STR Facilities are limited to 10-overnight guests.

Elliott used a 3-bedroom facility as an example stating the way Staff has it worded would only allow 8-persons to stay overnight.

Philgreen stated the purpose of this is to prevent 30-persons from being in a house.

Cook agreed.

Philgreen stated he looks at this as someone that might have a STR in this community and how I might fill out an application and if it will work. He is also looking at it as if his neighbor has a STR and what he does not want him to do.

Broers stated she would strike daytime guests. Broers stated B&B Facilities are not allowed daytime guests why should STRs be allowed daytime guests.

Brown asked how that would be enforced. Brown understands limiting the number of overnight guests but does not see how the number of daytime guests can be monitored.

Broers stated Brown makes a good point but believes by calling it out it is being encouraged. Broers asked that it and if people have daytime guests it is not...

Brown stated the people reviewing the regulations will be the property owners and does not believe they will want more than 12-daytime guests either.

Cook stated some communities do not allow daytime guests Staff was trying to allow for a family to rent the STR with another family and still have the ability to have nearby friends come to visit while they were in the area.

Philgreen asked if 13H covers that in that it cannot be used as an event space.

Cook stated that is the other part and would cover that a little bit. Cook stated when a person has a STR with Miami County and they advertise on the website they need to make sure to advertise the maximum occupancy is 10.

Brown stated the detail and level of thought Cook puts into these things is impressive. Brown stated he

respects how diligent Cook is going through everything. Brown stated while this is very thought out and thorough. The more Brown thinks about it the more he is convinced that the STR and B&B Facilities need to be regulated as little as possible. Keep it simple.

Cook stated any time he drafts regulations he puts things out there to engage conversation from the Planning Commissioners if it is not put out there sometimes the discussion does not happen.

Broers stated she highlighted 13H and wrote "overreach". Broers stated people will be forced to live next to a STR in the name of freedom and then tell the owners the renters will not be allowed to have a meeting there.

Brown believes a bare minimum is needed such as having STRs registered for first responders, and have an owner contact list, but does not believe allowing big parties to take place should be an option. Brown would like to see a fine issued by the Sheriff's office of \$500.00 if a STR is used for a big party.

Broers does not believe it is cohesive. Broers stated on one line we tell people they are limited to 12-guest and the next line we say no meetings.

Cook stated Staff was trying to write it to allow some freedom to people while making sure the neighbors were protected from someone having a big blowout that might have an impact on neighbors. Cook noted if someone running an event venue there is a process for them to go through. Cook noted the issues he has seen have been parties or large weddings occurring at an STR where 100 people show up for a wedding in a field.

Kitchen stated people can have a 3-4-bedroom house with only one (1) bathroom and asked what was the septic system built for. Kitchen stated if the septic system is not adequate for 6-8 adults for a full week, then you know what will happen.

Gerken suggested renting a port-a-potty.

Philgreen believes 13G & H protect the public from the horror stories out there of someone renting an Airbnb and has a party.

Elliott asked if H is needed if G is there.

Broers stated after re-reading H asked if a Special Event Permit will really be allowed.

Cook stated if the owner of the STR wants to have a wedding at the STR the owner will need to apply for a Special Event Permit to be approved by the Board of County Commissioners.

Broers asked if the racetrack was allowed 2-events per year. Broers asked if the applicant for a Special Event Permit can be the property owner or the person renting the facility.

Cook stated the property owner will need to apply for the Special Event Permit. Cook believes a Special Event Permit is allowed 1-2 times per year, if it goes beyond 2-permits per year they need a Conditional Use Permit (CUP) for an event venue.

Kitchen stated at that point it should no longer be a STR, and it should be an event venue.

Cook agreed.

Broers moved to 13I and J.

Philgreen stated he likes both I and J.

Cook noted on J he would like to add along with the Good Neighbor Rules the owner should have an aerial copy of a site plan showing where the property boundaries are. Cook wants it clear to the renters where the area is that they are renting.

Broers moved to 13K and asked if there should be a discussion on signage again.

Cook stated Staff will be updating the Sign Regulations soon.

Brown asked if signs are still on a moratorium.

Cook stated for enforcement only.

Broers believes 13L and M seem to be non-controversial and moved to 13N.

Cook believes 90-percent of the properties that the County will be dealing with parking will not be an issue.

Philgreen felt this requirement protects the neighbors.

Broers stated she has a 3-bedroom house with room for two (2) more in the basement and she does not believe she will have room for 1-off street parking space per guest bedroom in her driveway.

Philgreen stated then you would be limited.

Cook asked what about in front of the shop building.

Moore asked if parking in the yard is considered a parking space.

Cook does not believe that would be an issue especially if it is a large parcel. Cook stated some of his concerns are based on small lots in a residential subdivision.

Broers stated they have discussed 13O.

Philgreen asked to discuss 13P and asked what is the purpose of P.

Broers believes it is a carry-over for the existing regulations.

Cook stated it is pertaining to the existing B&B Facilities, to make the facility 1-dwelling unit. The only way to the individual bedrooms is through interior doors, they can have access to a deck/outside but all bedrooms must have access internally.

Broers moved to 13Q.

Brown returned to 13P and stated he does not like the second part of P: *...Meals served in B&B facilities shall be limited to residents and overnight guests and the facility shall comply with State requirements/licenses for food serving.*

Cook stated the B&B facilities, the majority of the time, are only serving breakfast to their guests and beyond that it will be assuring they are meeting any State food requirements.

Broers stated she believes the B&B in Somerset has a CUP for private dining events.

Cook stated when Somerset renewed their CUP last time, they modified it to include cooking classes and dinner type parties.

Broers stated she does not love 13Q.

Menefee stated Q reminds him of past conversations of using storage containers to build homes and asked how will it be decided what compliments the neighborhood and who's job will it be.

Philgreen stated this is new constructed structures specifically for the use as a STR.

Cook stated there are two (2) locations where this came from:

- 1) In the current B&B Regulations
 - a. There is wording that states it must match the historic district nature of the neighborhood
- 2) In the Accessory Dwelling Unit (ADU) Regulations
 - a. Has similar wording to the B&B Regulations.

When writing the proposed regulations Staff wanted to get rid of the word "historic" yet pull over the wording from the two (2) regulations to keep them aligned. Staff believes the structure needs to fit into the character of the neighborhood. Staff agreed that this is a requirement that can be very difficult in order to say a project does not meet the character of the neighborhood.

Menefee asked if this would be more of an issue in a more urbanized or dense area.

Cook replied with an affirmative.

Broers asked if the Planning Commission would like to strike Q.

Philgreen stated he still likes Q because of the company coming in and building a container home next to a neighborhood that does not want to live next door to a container house.

Broers asked if container homes are allowed to be built in Miami County.

Cook stated yes. Cook stated is concern is focused on the 3-acre lots in a subdivision.

Broers stated Q can stay.

Menefee stated no decisions are being made tonight, there will be a public hearing, and the decision will be made after the public hearing.

Philgreen would like to keep Q he believes it is protecting the neighbors.

Broers moved to 13R.

Gerken believes it is good.

Broers moved to 13S.

Philgreen stated this is where his concerns are focused, in the registration/inspections. Philgreen asked if it is about getting money, is it about the Government getting control, or is it about adding work on Staff. Philgreen stated he likes parts of it such as the registration and a small fee and asked if there is a way for the applicant to self-declare what they have in order to keep Staff from visiting 150-sites.

Cook stated he agrees with Moore, Staff is not anticipating there will be hundreds of these throughout the County. That is why Staff will do an initial inspection and then 5-years later do a follow-up inspection to confirm they are still in compliance. Cook discussed items that would be looked at as part of an inspections such as a pool barrier and GFCI outlets in bathrooms and other life-safety issues.

Gerken asked if the application would specify the inspection process?

Cook agreed.

Gerken does not believe anyone will go through the STR and B&B process.

Philgreen asked why.

Gerken said because they will not want the County inspecting their home.

Elliott stated the citizens do not trust the process. Elliott stated if there will be an inspection he wants a clear list of what is to be inspected because he does not trust them to not overstep.

Cook stated he was provided a list of items to be inspected by Codes Services and did not get it in the packet. Cook stated the main items on the list was: smoke and carbon dioxide alarms, making sure each bedroom has the proper egress windows to get out, making sure the stairs are uniform...

Moore asked was not there a discussion about having a checklist listing the same items on it that an inspector would be looking for and putting it on the owner to confirm all items are checked off. Moore asked the Planning Commission for their thoughts on having the property owner doing it versus the County.

Philgreen stated you give a checklist to an inspector, and they will look for something wrong. Philgreen stated he attempted to have a STR approved at one time, and he could not prove that the hot water heater was installed by a plumber, and it was rejected. Philgreen would prefer a checklist be provided to the applicant who then marks or initials each item agreeing that everything on the checklist is accounted for. Philgreen would like this checklist to be completed by the property owner once a year opposed to Staff going to the site for a physical inspection. If the STR does not have something, Philgreen believes it will self-regulate due to reviews that will be left, if it is bad reviews the STR will not last long. Philgreen is concerned about egress windows; if the structure is old and does not meet the current egress windows regulations he believes the County will be taking on the liability. He wants the liability to be put in the property owner's lap.

Broers believes regardless of the property owner doing the checklist or the County doing the checklist she was concerned it still brings liability on the County because it is akin to a hotel. It is an enterprise, people do it to make money.

Gerken stated it will be self-regulated through Airbnb and VRBO type communities.

Broers stated they will not be limited to those rental sites.

Philgreen stated he is trying to prevent Staff from doing a physical inspection.

Gerken asked what if the physical inspection is completed by Staff and the applicant fails, at that point the applicant wants to withdraw the application, Staff knows there is still a problem at the house; what happens.

Cook noted there are different Codes that have been adopted over the years. Cook stated it could be a house that was built prior to Building Codes and does not have GFCI plugs. The people living there fulltime know the ins/outs of the house but a person renting it for less than 30-days will not know the ins/outs of the house. Staff's concern is to make sure a house being used as a STR or B&B address certain safety issues.

Gerken asked if the fee will be required prior to doing the inspection.

Cook stated the application fee is submitted at the same time as the application.

Philgreen stated if there needs to be an inspection he agrees with Elliott that it should not be an open-ended inspection. Not leave it up to the judgement of an inspector, the applicant will be able to sit in the office and know if the applicant will pass or not.

Cook stated he visited with Codes Services earlier today trying to define a form to bring to the Planning Commission. Jason Leadbetter, Codes Services Director, plans to be present at the November 6, 2025 Planning Commission meeting for the public hearing to answer questions from the public. Staff is wanting to make it very specific, so the applicant understands what is being considered. Cook noted that while we will the inspection would primarily be looking at a specific list of items, there could be other issues, such as if a structural wall was removed.

Kitchen asked if there will be a case where the STR will not pass, and the homeowner will not be allowed to continue living there because of the inspection.

Philgreen asked what if the inspection shows the homeowner removed a wall or something and it was not permitted.

Elliott stated or added something.

Kitchen stated the question comes back to will the homeowner be allowed to occupy the house after the inspection is completed.

Elliott agreed.

Menefee stated it goes back to what Elliott stated earlier with the public not trusting the process and the Codes. Menefee stated he would never consider doing this because he fought the County tooth and nail on things he had documentation where the County said one thing and did something else.

Gerken asked if there will be an inspection fee and an annual STR fee and asked what the amounts are going to be.

Cook believes they are looking at \$100.00 for the registration fee, \$50.00 annual STR fee, and an inspection fee to be announced by Codes Services.

Philgreen stated it is not a fund raiser just enough to cover the costs of Staff.

Cook agreed.

Philgreen referred to 13S.a.iv. *proof of Kansas Department of Revenue registration* and asked what is the point of this and what is it.

Cook stated Staff wants to make sure the business is registered with the State of Kansas.

Philgreen asked what if it is not a business and the person just wants to rent out a few bedrooms for the World Cup.

Cook believes a STR would have tax requirements by the State of Kansas.

Menefee believes it can be done under the personal EIN number; it does not have to be filed under a business.

Elliott stated it is easier to get an LLC than to get a personal EIN number.

Philgreen believes it would be the applicant's responsibility and would not have anything to do with the

County and asked why is the County wanting to enforce this.

Cook stated other activities similar to this through the CUP process have required similar documents.

Philgreen asked if this was a normal requirement in other STR Regulations.

Cook believes he recalled seeing it in a number of STR Regulations.

Philgreen stated that will cut a lot of people out if they have to start an LLC to rent a bedroom out of their house.

Broers stated it could separate the people that are good stewards versus somebody...

Philgreen agrees it will weed out riff-raff.

Moore stated there is a cost to doing inspections, to stay up to compliance, and if a person wants to run a decent business. Moore stated he does not like too much oversight at the same time he feels more comfortable knowing they are up to code. Moore stated if the County has a person sign a piece of paper stating all safety concerns are addressed and the egress window is too small when a fire breaks out who is liable the homeowner or the County.

Cook stated anyone can be sued for anything but usually they go after the person with the deepest pockets. Cook stated the County is a public entity and is basically exempt from most things.

Philgreen moved to 13.S.c and asked what does it mean property boundaries are marked.

Cook stated that wording needs to be updated.

Philgreen suggested property boundaries are clearly identifiable to guests.

Philgreen believes Staff has talked him into some sort of inspection if the list is very defined.

Philgreen stated if someone within a HOA wants to have a STR and asked can the County trump the HOA.

Cook stated if the County approves the STR application and the HOA denies it, then it is up to the HOA to take whatever action they feel necessary to enforce it.

Philgreen asked if something about HOA rules supersede County rules for STR rentals.

Elliott stated he is ok with check compliance with other jurisdictions but no other statements. Do not say HOA trumps or supersedes or anything else.

Cook suggested more restrictive of County requirements.

Elliott suggested adding the statement about HOAs to the introduction of this section instead of it being located in the midst of the regulations.

Cook stated it might be better on the application itself.

Elliott referred to 13.R and asked to change "regular pickup" to regular removal.

Elliott referred to 13.G asked for clarification believing they agreed to leave the number of daytime guests at 12.

Broers agreed.

Elliott referred to 13H and suggested to get rid of the first sentence of H and add the second sentence of

H to G combining G and H.

Philgreen stated he likes that.

Elliott referred to 13A and stated he grew up in a manufactured home and still has that manufactured home. It is now a long-term rental not a short-term rental. Elliott believes if a structure passes the inspections, then it should be allowed. He believes they are picking winners and losers by deciding what type of structure should be allowed and what structures should not be allowed. Elliott does not believe how a house was built should be a consideration.

Broers stated Elliott's house would be allowed because it is considered "real property" because it is sitting on a foundation/basement.

Cook agreed if it is on a permanent foundation and attached to the foundation it is considered real property.

Broers stated she is opened to discussing the remaining STR and B&B regulations but believes all that Staff is doing is adding the STR and B&B facilities to the regulations as a permitted use in those districts.

Cook agreed. Staff has also made some changes such as striking B&B as being a prohibited use.

Philgreen stated as he reviews the proposed regulations there is always room for tweaking, but he thinks about how will he defend it if there is an upset neighbor. How will it protect a neighbor from a wayward horror story. He also looks at it as an investor and if people will just decide to go around the regulations and do their own thing. Philgreen noted he owns STRs in places where it is really a free-for-all, and a person can literally do anything and he does not like that. Philgreen also has STRs where the regulations are so hard a person is always tempted to bypass the inspectors and such.

Philgreen would like for Miami County's STR regulations to be a happy-medium so that it is inviting to an individual instead of scaring an individual away. Philgreen thanked Staff for doing a great job putting the proposed STR and B&B Regulations together.

Broers thanked Staff for working fast on getting the STR & B&B Regulation proposal to the Planning Commission. Broers stated she really appreciates all the work Staff put into this especially being short-staffed.

Cook stated he had a new Staff member start on October 6, 2025, and asked if the Planning Commission remembered Bobby Wardecker. Bobby Wardecker has returned as a part-time employee but will become fulltime later.

Elliott referred to the last sentence of "Being a Considerate Neighbor" ...*Local wildlife and rural setting-avoid actions that could disturb the natural environment.* Elliott would like to see farm corps, livestock, and neighbors added to that sentence. Elliott believes this is important because one of the wineries in Miami County has a neighbor with horses next door and the neighbor constantly has difficulties with trespassers coming from the winery onto their land to pet the horses. Elliott believes anything the Planning Commission can do to help remind people to be respectful of the neighbors' properties will help the neighbors.

Cook stated the aerial site plan will help define the area that the renters will be allowed to utilize.

Broers invited Staff to podium for the monthly report.

Cook stated Staff received two (2) applications that would normally be on the November agenda:

- The CUP is willing to wait until December
- The Rezoning is unable to wait as the sale of the property is contingent on the ability of the parcel to be rezoned from AG to R1.

Cook stated November's meeting will be held on Thursday November 6, 2025, due to the election being on Tuesday November 4, 2025.

Cook provided an update on the Next Comprehensive Plan from the consultant. Cook stated he plans to send a copy of the draft to the Planning Commissioners once he receives it to allow the Planning Commission time to review the draft prior to it being on an agenda.

ANNOUNCEMENTS BY STAFF / COMMISSIONERS

Elliott addressed the Planning Commission stating he was made aware of an item that was recently reviewed by the Board of Zoning Appeals. A property owner is having to relocate a building on the property because it is too close to a property line. The property owner did not build the building it was already existing when they purchased the property. If it were an AG Exempt Building it could stay. Since this property is less than 20-acres they did not qualify for an AG building. Elliott stated he understands the AG limitation historically being 20-acres but believes Miami County's definition of AG and AG in general for some activities is justifiable on less acreage. Elliott believes there is a significant number of people who participate in AG but may not live on a 20-acre parcel yet farms 200, 300 other acres or more. Elliott asked if the definition of qualifying for an AG building on a minimum of 20-acres still apply in the minds of the Planning Commission. Elliott believes the intent of the application is ok but does not believe the practical application is a good fit anymore. Elliott asked for the Planning Commissioners' thoughts on this.

Menefee stated it was brought to his attention as well. Menefee does not believe the County has been consistent enforcing it because he owns 10-acres and has put up 2-new barns as AG. Menefee stated he raised a fuss with the Board of County Commission at the time because under KDHE USD guidelines he could raise thousands of heads of pigs on 10-acres. Menefee believes because where Miami County is located in the State of Kansas the 20-acre limitation does not fit.

Gerken asked if they could file for a variance.

Menefee stated they did.

Cook stated it ended up with a 3 -3 vote, so the motion failed.

Kitchen stated it was not a shack.

Elliott stated it had a concrete floor; it was a nice building. Elliott stated he does not like to bring these things up if he does not have a hard suggestion and he does not have a hard suggestion on this right now. Elliott would like it added to the list to look at as part of the Next Comprehensive Plan.

Kitchen stated it needs to have a legitimate farm related business to go with it. The applicant could be required to present the Schedule F they file for tax purposes.

Broers stated she really appreciates the different opinions of each Planning Commission and the way they are all able to discuss the opinions in a respectful manner and agree to disagree.

Philgreen stated he has been asked about the Economic Department being dissolved and asked Staff for their thoughts and suggestions on who to seek assistance from moving forward. Philgreen stated there were a lot of people, himself included, that really relied on Janet McRae.

Cook stated for people going through a planning process Janet McRae was able to help people and provide advice on things they could do to work through the process. Cook reminded the Planning Commission that people are allowed to seek assistance from Planning & Zoning as Planning & Zoning still hold pre-application meetings with individuals wishing to have a Conditional Use Permit within rural Miami County.

Broers stated the Board County Commissioners stated they would be picking up the slack so she would recommend individuals contact the Board of County Commission.

Cook noted the Planning Department is here to help a person making a zoning request, help the neighbors that might be opposed to the request and to function as staff and make recommendations from the county perspective.

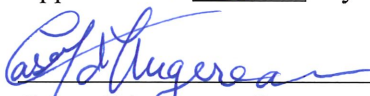
Possible Future Amendments to Zoning and Subdivision Regulations

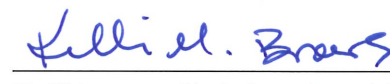
- A. Discussion on Solar Farms: Moratorium
- B. Sign Regulations: Moratorium
- C. Short-term Rentals
- D. Height limits for radio, television, internet antennas and satellite dishes designed for individual residences.
- E. Telecommunications Regulations
- F. Wayfinding Signs

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

Philgreen moved to adjourn the meeting; Gerken seconded. The meeting adjourned at 9:46 p.m. with a unanimous vote of 8-0, via show of hands.

Approved this 6th day of November, 2025.


Casey d'Augereau, Secretary


Kelli Broers, Chair / Topher Philgreen, Vice-Chair

Minutes written by Casey d'Augereau