

**MINUTES OF THE
MIAMI COUNTY PLANNING COMMISSION
November 6, 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, Joshua Brown, Drew Moore, Phil Elliott, and Rusty Gerken
ABSENT MEMBERS:	Peter Peuser, and Randy Kitchen
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
CODES SERVICES DIRECTOR:	Jason Leadbetter
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

Vice-Chair Topher Philgreen stated he is not in within the 1000-foot surrounding area and has not talked with anyone about items on the agenda but there is one item and not sure which item it is but it is close to where he resides. Philgreen stated he is aware of it, has not talked with anyone about it, and believes he can remain impartial to the item.

ADOPTION OF THE AGENDA

Planning Commissioner Phil Elliott moved to adopt the agenda as presented. Philgreen seconded; the motion passed unanimously (7-0), via show of hands.

CONSENT AGENDA

1. Minutes
 - Approval of the September 2, 2025 Planning Commission Minutes
 - Approval of the October 7, 2025 Planning Commission Minutes
2. 25007-SUB: Broken Lance Ranch
3. 25008-SUB: T&T Additions

Planning Commissioner John Menefee moved to approve the consent agenda.

Elliott stated when the Planning Commission receives the documents the drawings are not up to date and asked if it is required for Staff to receive the updated drawings prior to the Board of County Commissioners receives the documents.

Cook stated Staff prefers having the updated drawings prior to presenting it to the Board of County Commissioners.

Planning Commissioner Drew Moore seconded; the motion passed unanimously (7-0), via show of hands.

Old Business:

There was none.

New Business:

2026/2027 Planning Commission Calendar

Broers opened discussion of the 2026/2027 Planning Commission Calendar at 7:02p.m.

Cook presented the drafted 2026/2027 Planning Commission Calendar and noted due to conflicts with elections in August 2026 and November 2026, the meetings have been moved to the first Thursday of the month instead of the first Tuesday of the month.

Elliott moved to approve the 2026/2027 Planning Commission Calendar, Menefee seconded. The motion passed unanimously (7-0), via show of hands.

Broers stated there are two (2) public hearings tonight and took a minute to address the public. Broers stated thanked all the citizens that showed up and reminded them it will be tempting to whisper amongst themselves while the meeting is going on but asked that they refrain from whispering as it is disruptive to the meeting.

Public Hearing 25002-Z: Cherokee Meadows

Broers invited Staff to the podium to present the Staff Report for 25002-Z: Cherokee Meadows at 7:05 p.m.

Planning & Zoning Director Kenneth Cook presented the Staff Report. Cook noted this 20-acre tract was created in 2005 as part of a Lot Split. There is a structure on the property but no dwelling. Some of the adjacent lots that were developed from the same property have residential housing on them.

Cook discussed the highlights of the Golden Criteria. Cook noted the Planning Commission will need to weigh each Condition to determine which are the most appropriate in this case.

1. Character of the neighborhood including zoning and uses.

The Zoning of this area is unique as the section this parcel is located in is zoned AG District with a 20-acre density, as well as the section to the Northeast is zoned AG District. While the sections directly to the East and to the North are zoned Countryside (CS) District. Some of the adjoining properties in that area are CS District with a 15-acre density. There are still a number of large agricultural properties in this area but there is a mixture of smaller parcels.

There is a subdivision in this area that was developed in 1992 that has a similar density to the density being proposed. In 1992 the Zoning Regulations allowed for 3-acre lots throughout Miami County. In the late 90s Miami County updated the Comprehensive Plan to require less density in most places and adopted new Zoning Regulations that had larger lot sizes requirements.

Cook put together a table showing the lot sizes in the area and how many of each lot size:

Size (gross)	Number of Properties
40-acres and more	3
20-39.9 acres	6
10-19.9 acres	5
5-9.9 acres	5

Less than 5 acres	5
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Cook noted approximately a fifth of the 1000-foot notification properties are 5-acres or less in size.

2. *The suitability of the subject property to its present use.*

Cook stated the subject property is currently being used for agricultural purposes

3. *The extent to which removal of the present zoning will detrimentally affect nearby property.*

Cook noted some of the impacts from this rezoning application could partially be from: If this property is approved it will make it easier for other properties in the area to be rezoned to R1. Currently the development in the area has more space with less density. Each parcel allowed to be created will create additional traffic, it is estimated that each new parcel will create 10-additional road trips per day. Cook noted that Miami County Road & Bridge repaved that area of road recently and would be able to handle the additional traffic.

Cook stated the Subdivision Regulations require the roads to be improved to a 24-foot-wide road, Road & Bridge believes the current roads meet the minimum road infrastructure.

Cook stated along with roads Miami County also looks at the minimum infrastructure for water. Cook noted the water district will need to provide a letter stating it can meet the domestic needs to support the four (4) new parcels. It will also need to provide for the fire protection purposes. Fire hydrant(s) will need to be installed in the area. Currently, Staff has documentation that the Rural Water District can serve the existing lot but do not have documentation that it can support three (3) additional lots or the fire protection needs. Fire protection typically requires 1,000-gallons per minute for fire flow.

Cook noted some of the surrounding property owners have concerns and have submitted a petition which is included in the back of the Staff Report. Cook stated Staff's concern is with the environmental health impact involving additional sewer systems. Cook stated any sewer system regardless of if it is on the 20-acre lot or 4 5-acre lots would need to meet Miami County's current codes. Staff does not believe additional wastewater systems will have an impact on the surrounding property owners because the wastewater systems will have to comply with the existing Codes.

Cook stated there were some concerns with the type of dwellings that would be allowed to be built on the lots. Currently Miami County does not have regulations as to the aesthetics of dwellings. The only requirement Miami County really has is that it be a single-family dwelling. Another concern of the surrounding property owners is if a duplex would be allowed on this parcel. Staff noted Miami County's Zoning Regulations does not allow for duplexes. Cook noted as the property sits now a person could build a regular stick-built home, a barndominium, a container home, or a manufactured/modular home on this property as long as they comply with Building Codes.

4. *The length of time the subject property has remained vacant.*

Cook stated this parcel was developed in 2005 and has remained vacant during the last 20-years. This parcel is still able to have a single-family dwelling built on it.

5. *The relative gain to the public health, safety, and welfare by the destruction of the value of the nearby property as compared to the hardship imposed upon the individual landowner.*

Cook stated Staff is not aware of any possible property values being diminished if the rezoning were to be approved. The possible increase in parcels has the possibility of increasing the amount of traffic on the roads. Discussions with Road & Bridge they did not believe there would be a substantial impact on the roads.

Cook noted to rezone to a R1 district it will place more limitations on the property for development and different types of activities that could take place.

Staff does not believe there will be a hardship on the property owner if the rezoning application is denied as the property can still be developed with a single-family dwelling. Staff does not believe there will be an impact on the property values in the surrounding area if the rezoning application were to be approved.

6. *Whether the proposed rezoning would be consistent with the intent and purpose of the Zoning Regulations.*

Cook stated while 3-acre lot density was allowed in the past the County updated the regulations allowing for a lesser density. Cook noted part of the purpose of the Rural Residential District (R1) Regulations is to have all new subdivisions developed adjacent to planned developments, the existing villages, or town sites/cities but may be considered in other areas. The primary intent was for any additional dense development was to take place in cities, adjacent to cities, or certain specified areas. The Zoning Regulations specifically states the Planning Commission may consider a rezoning to R1 in other areas.

7. *The conformance of the requested zoning change to the adopted Miami County Comprehensive Plan.*

Cook noted the current property is currently in a rural agricultural district with minimum density of 20-acres. To the East and North are in Countryside District (CS) which allows for a 15-acre density. Staff could see the subject property rezoned to CS District due to the East and North sections that are currently CS District but believes it is a little bit of a stretch to rezone the property to R1.

Cook stated US Highway 169 is located 2 1/2-miles to the West and the 223rd Street interchange it is considered to be an Area of Regional Significance with short-term potential for development. Staff finds the subject property is outside of the Area of Regional Significance.

Cook stated with the subject property being outside the Area of Regional Significance Staff finds the proposed development does not comply with the currently adopted Comprehensive Plan.

8. *Such additional matters as may apply in individual circumstances.*

Cook believes he has covered most of number 8 while covering 1-7.

9. *The recommendations of the County's permanent or professional staff.*

Staff's recommendation to the Planning Commission for the request to rezone this property from AG District to R1 District is for denial based on the findings in the Staff report primarily that it does not comply with the currently adopted Comprehensive Plan and with the concerns of the minimum infrastructure requirements cannot be determined.

Staff recommends, if the Planning Commission chooses to approve the application, a condition be placed on the approval that documentation of the water issue prior to the zoning become effective or that the item be continued. Staff would recommend tabling to allow the applicant time to get the documentation from the rural water district.

Cook stated he is available to answer questions. Cook noted the applicant is present and a lot of the citizens in the room would like a chance to say something as well.

Philgreen asked for clarification on the drinking and fire flow water coverage.

Cook stated there are two (2) water requirements in the Subdivision Regulations. Cook noted the Subdivision Regulations has a provision that stipulates as part of the development plan, part of the rezoning, and those types of requests, when looking at the minimum infrastructure is appropriate when deciding on something that might have an impact on the property. Those requirements need to assure the domestic needs are able to be met. The fire protection requirements that are required, if the water meets the 1,000-gallons per minute it will be easy for it to meet the domestic needs. Cook stated the Regulations are not as strict when looking at 10-acre lots in regard to road infrastructure or fire protection.

Philgreen stated it is more for domestic service and not fire protection.

Cook stated it is both. Anytime a person rezones to a R1 District it is required to have fire protection. Fire Protection will include fire hydrants adjacent to the subdivision at a flow rate of 1,000-gallons per minute.

Planning Commissioner Rusty Gerken stated since the rural water district has not provided the letter, we do not know anything yet.

Cook stated Staff has a letter from the rural water district stating they have the ability to provide domestic water needs of the existing lot nothing beyond that.

Broers invited the applicant to the podium at 7:32 p.m.

Scott Strevell, 4810 W. 96th St, Overland Park, the applicant's realtor, stated he is available to answer questions. Strevell stated his client is wanting to build a house on acreage and does not need 20-acres but creating four (4) 5-acre lots would allow them to build a house and then sell the other three (3) lots.

No questions from the Planning Commission.

Broers opened Public Hearing 25002-Z: Agricultural (AG) to Rural Residential at 7:33 p.m.

Broers stated each speaker will be allowed 3-minutes to talk. Broers asked that each person state their name and address for the record. Broers reminded everyone to direct all comments and questions to the Planning Commission only.

Bryan Rommel, 4115 W. 223rd Street, Bucyrus, stated he and his wife Shelly Rommel own the 20-acres adjacent to the subject lot directly to the West. Rommel is opposed to the subject property being rezoned to R1 for the purpose of splitting into smaller lots. Rommel purchased his property in 2005 when it was originally split up and built their home in 2006. Rommel stated there are many valid reasons they oppose the rezoning and the main reason he purchased the property in 2005 was because the County Zoning Regulations mandated these four (4) properties of the Northeast corner of Section 28, could not be smaller

than the allowed 20-acres that the entire Section was zoned (AG District). This was very appealing to them and what sparked them to purchase the property. It was the rural atmosphere, the large open space, the low-home density, and the natural habitat that led them to purchase the lot. Rommel believes if there were to be multiple homes built on the subject's property it will significantly take away from the look and overall landscape of the property. Rommel believes it will diminish his property as well as the value of his property. Rommel referenced the Staff Report which states the subject property is not developed and stated in respect to anyone living on the property that is correct. Rommel noted there is a very nice steel building on the subject property built by the original owner and it even has electricity ran to it. Rommel stated he always anticipated a single-family dwelling home to be built on the subject property but never expected there to be 4-dwellings added to the lot. Rommel asked the Planning Commission to deny the rezoning application.

Dan Keil, 22665 Mission Rd, Bucyrus, stated he and his wife Susan Keil are in opposition to the rezoning for Cherokee Meadows. Keil stated while he is not subject matter experts public information indicates the lot size in question is only 18.18-acres and does not meet the minimum district size requirements for R1 which is 20-continuous acres. Keil believes if the property in question were to meet the minimum lot size requirements the rezoning proposal is not consistent with the Miami County Comprehensive Plan. Keil stated according to the Comprehensive Plan the land use for the subject property is rural agricultural which has an intended 20-acre density. Keil stated his decision to purchase the property was based on the Comprehensive Plan. The vision statement of the Comprehensive Plan concludes that any transitions should not be at the cost of the rural character of Miami County. Keil believes four (4) consecutive small lot homes with shared driveways would change the character. The rezoning request, if approved, will do irreversible change to the neighborhood which he and his wife have an invested in. Keil has concerns with the infrastructure:

- 1) The first 1300-feet of Mission Road from 223rd Street South has some sort of a solid coating on it, that portion of the road has been minimally maintained by Miami County. While there have been many conversations with Miami County to maintain that road, there has been no commitment by Miami County to maintained that solid surface. Current residents pay out of pocket for dust control beyond the initial 1300-feet. Keil does not believe the current road can support four (4) new homes.
- 2) Inconsistencies in electricity and water are common. Water pressure is low and breaks in the line often disrupts service. Electricity is similarly interrupted with summer and winter storms.
- 3) The lack of sewer systems is a concern with the possibility of four (4) new homes and septic systems in such a small area.

Keil stated they have concerns with the environment and wildlife habitat, noise pollution, significant and unnecessary light pollution which all interfere with all ecosystems. Keil and his wife have lived in Miami County for 26 years. Keil believes the request for the rezoning of the subject property is unjustified and asked the Planning Commission to deny the request.

Planning Commissioner Joshua Brown asked how many acres Keil owns.

Keil stated just under 10-acres.

Brown asked if not owning 20-acres is a detriment to the neighborhood.

Keil stated it was how the character of the neighborhood existing at the time he purchased the property.

Susan Keil, 22665 Mission Rd, Bucyrus, stated she and Dan Keil support the 2004 Miami County Comprehensive Plan as current Miami County residents they have followed and supported the 2004

Comprehensive Plan for 26 years. Prior to purchasing the property, they are own they lived near Hillsdale Lake on 18-acres and made the choice to downsize to 10-acres as they got older. Mrs. Keil asked the Planning Commission to deny the R1 rezoning application. Mrs. Keil believes if the R1 rezoning application is approved it will set a precedence for other surrounding properties to have divisions of smaller and smaller lots. Mrs. Keil believes allowing the rezoning application to create 4-lots in the area will take away from the rural character of the area. Mrs. Keil stated the rural character of the area is the reason the residents in the area purchased their properties. Mrs. Keil thanked the Planning Commission for their consideration.

Bret Pilney, 22650 Mission Rd, Bucyrus, stated he owns the two (2) 20-acre lots to the South of the applicant's property and has owned it since 2005. Pilney stated they enjoy the integrity of the agricultural preservation of the area. Pilney stated he and his wife oppose the rezoning of the applicant's property to R1. Pilney stated he canvassed the area and petitioned the neighbors to reject this request. The majority of the neighbors South of 223rd Street and the Northwest corner of 223rd and Mission are opposed to this application. Pilney stated he is a civil engineer, retired, licensed, and registered with the State of Kansas. Pilney understands the burden this project will have on the County. Pilney stated the water line to the houses is a 2-inch waterline and depending on how many people are using water the water pressure will decrease. Pilney stated a 2-inch waterline will not support a 1,000-gallons per minute for fire flow. Pilney believes this development will have a negative impact on the area. Pilney hays his North 20-acres, raise 2-acres of grapes on the South acreage, has bees and native grasses. Pilney stated he moved to this area because of the large acreages and zoning protections the County maintains to preserve the area. Pilney stated they enjoy the quiet, the wildlife, and the sunsets. Pilney stated the R1 zoning is not consistent with the area, smaller R1 lots should be kept around the lake which is Northeast of this area. Pilney believes there are other higher-density areas in the County with a better opportunity for an R1 development.

Michael Lutz, 22665 Mission Rd, Bucyrus, stated he and his wife live Southeast of the applicant's property and are within 1,000-feet of the applicant's property. Lutz stated they bought their 52-acre property 7-years ago and their purpose for buying this property was to escape Johnson County to an area that has strict enforcement of the zoning. Lutz built his home 3 1/2-years ago. Lutz stated when he built his house, he was required to build a road to where his house would be located, even though there was already a road there. Lutz agreed with previous statements about the water pressure being inadequate. Lutz does not believe this area is setup for a high-density. Lutz stated he would like to answer Brown's question about this being a negative impact on the area, and stated it absolutely is. Lutz stated they are rural and live there for a reason. He sees deer every morning and every night and can even see the moon and stars. The more light pollution the less likely of seeing the moon and stars. Lutz stated approving the rezoning to R1 will absolutely affect the integrity of what he purchased. Lutz believes if the rezoning is approved it will be a negative for everything he and the neighbors have done in the area.

Nancy Pilney, 22650 Mission, Bucyrus, stated she enjoys watching nature. Mrs. Pilney stated there are eagles in the area that she watches. Mrs. Pilney stated eagles tend to migrate through the same area every year. Mrs. Pilney is concerned that the eagles and other wildlife will go away if the rezoning is approved.

Teresa Bauer, 3930 W. 223rd St, Bucyrus, stated she lives across the street from the proposed development. Bauer has a pond in her backyard and they call it the silt pond. Bauer stated the pond is there to catch the runoff from the surrounding properties. Bauers is concerned with the water runoff from the proposed development to her property and into her pond. Bauers stated last year she paid a large amount of money to have the silt dug out of the pond and the pond cleaned up. Bauers stated if the

development is approved, she would like some sort of condition included that accounts for the runoff not hitting her property.

Luke Walker, 22851 Mission Rd, Bucyrus, stated he and his wife live a few hundred yards from the applicant's property on a 21-acres. Walker stated he lived in a subdivision in Johnson County to be in the country, have wildlife, and have the rural character experience. Walker believes it would be inconsistent if the County approves the development of the subject property allowing for a lesser density than the rest of the area. Walker stated the reason most of them purchased their properties was because of Miami County's Codes. Walker stated the rural character is what makes Miami County so attractive to people from Johnson County. Walker stated he has terrible issues with water and did not realize they only have a 2-inch waterline and have bigger issues with electricity. Walker stated every time there is a storm their power is out. Walker stated the road is awful and asked if the Planning Commission has any influence with Road & Bridge to... time was called

Lori Sitek, 3401 W. 223rd St, Bucyrus, stated she lives on 20-acres in the area and for all the reasons already stated. Sitek stated appreciates the immense pressure the Planning Commission are under being chartered to keep the rural character. Sitek stated her biggest concern with this situation is the insensitive tone-deaf developer calling the project Cherokee Meadows when it is Wea Township. The Wea Indians came from the Peoria Tribe. Sitek does not believe Cherokee Meadows fits in Wea Township.

Broers closed Public Hearing 25002-Z: Cherokee Meadows at 7:56 p.m. and invited the applicant to the podium to respond to the public comments. The applicant (Victoria Clawthorne) stated she believes the public comments were all valid concerns.

Broers asked if the Planning Commission has any follow-up questions for Staff.

Elliott referred to the map and stated it appears to be within a quarter mile of the applicant's proposal that there are around 30-lots less than 20-acres. Elliott believes number 1 of the Findings needs redefined. Elliott stated he is struggling with the character of the neighborhood portion of the Findings.

Gerken asked if the properties to the North are 10-acres.

Elliott stated they are 10-acres but as far as the density goes, they should be 15-acres.

Cook stated Countryside District (CS), to the East and North of the proposed development, the normal density for CS is 15-acres. Miami County Zoning Regulations allows for Conservation designed subdivisions in those areas which allows for a 10-acre density.

Gerken asked if that would be an option for the applicant.

Cook stated the applicant could apply for to Rezone the property to CS instead of R1 or the Planning Commission could approve the rezoning application to a lesser change to CS District.

Broers stated someone mentioned the property for the proposal is not a true 20-acres. Broers stated she looked it up and it shows 18.7-acres.

Cook stated the County considers the gross size which includes the road right-of-way.

Broers stated it will be more like 4-acres instead of 5-acres.

Cook agreed.

Elliott stated what compounds this further is the subject property has two (2) road frontages.

Cook stated this area is a mixture of Findings, character of neighborhood and a lot of small lots. Cook does not believe small lots stands out as a character of the neighborhood issue. Cook stated the regulations have been changed since the lots in this area were originally created.

Menefee stated if he had been given the map with the four (4) proposed lots already drawn on the map he would not have flagged it as something out of place in that area.

Broers stated it is a Finding that can go either way.

Elliott stated that is why he would like to nail it down.

Moore stated to address anyone's concerns with the water, the water infrastructure will be updated by the applicant if this application is approved.

Cook stated that is why he suggests the application be tabled or approved with the contingent on the water being resolved. Cook stated if approved with a contingency he would like it to include a limitation on how long the applicant has to get the documentation approving the water.

Philgreen stated he lives in that area but does not live within 1,000-feet. Philgreen's house is a quarter mile and 10-houses beyond the applicant's lot on the waterline. Philgreen stated he has never had a water issue and has been there 25-years. Philgreen stated there is not enough water for fire and that is why there is a mutual aid agreement with Overland Park for fire suppression in this area. Philgreen stated there are also two (2) dry hydrants on the lake. Philgreen stated a 6-inch main will need to be brought in all the way from Bucyrus, and he does not believe anyone will do that. Philgreen hopes the rural water district realizes this whole area will soon be part of Overland Park.

Cook stated the regulations states the water needs to be sufficient regardless of if it is for commercial use or residential use. Certain uses would require fire suppression or someone is doing a residential development such as a subdivision. Cook used Hidden Prairie Subdivision 215th & Waverly and Forest Creek Estates at 226th Court & Gardner Rd as examples of fire suppression and stated both of these subdivisions were required to have a full water infrastructure including fire suppression and fire hydrants. The regulations require that a person install the necessary infrastructure or find property with the infrastructure already in place. The upgrades would be at the developer's expense.

Broers stated not having the adequate water infrastructure is a real risk, her folks lost their home to a fire due to the water infrastructure being inadequate.

Gerken stated the rural area of Miami County has a lot of areas without adequate water infrastructure.

Philgreen stated he works in both Linn County and Miami County and no one on the whole map has adequate fire suppression. Philgreen does not believe their decision should be based on adequate firefighting water supply.

Elliott stated he agrees with Philgreen or Gerken accept the R1 District and he read "*for developments using the R1 Zoning District Miami County typically requires water systems be capable of water flow of 1,000-gallons per minute*" and stated since they are wanting to rezone to R1 that is the reason for the water flow being required. Elliott stated this requirement is under the R1 District.

Cook stated the T&T Addition Subdivision that was approved with the Consent Agenda is an 80-acre tract did an AG Preservation to create two (2) more 8 ½-acre tracts and 1-AG Preservation tract. Cook stated some of this is an overall density and when there is a more dense development the requirements for road infrastructure and water becomes more important. When talking about 15-20 acre lots and the house catches on fire there will not be the ability to put the fire out.

Gerken stated that happens in town.

Broers stated she is strongly against cutting up land where the infrastructure is not in place to support it.

Menefee stated to Elliott's point, the Planning Commission does not see very many of these rezoning requests to R1 District. The Planning Commission typically looks at are Conditional Use Permits which are completely different. Menefee believes the Planning Commission has been very consistent with the denying items if the required 1,000-gallons per minute of water is not available.

Elliott suggested changing Finding No. 1: While the proposed rezoning appears to match the character of development which has historically occurred in the area, it is not currently shown if the necessary infrastructure (especially water) is available to comply with the minimum infrastructure requirements of the subdivision regulations.

Elliott would like to see Finding No. 1 changed to:

The proposed rezoning does not currently show the necessary infrastructure, specifically water to be available to comply with the minimum infrastructure requirements of the subdivision regulations.

Philgreen stated the water is a big issue. Philgreen believes Overland Park will be taking over this area in the near future and would prefer seeing 4-additional lots in the area and not 20-additional lots.

Gerken asked if the options are to approve, deny, or table and if tabled it would be due to the water.

Cook agreed.

Philgreen would be in favor of tabling because he believes the water is a big issue. Philgreen stated there are a lot of houses under the 10-acre tracts currently and do not have enough water for fire suppression.

Elliott stated the difference is they are not zoned R1.

Broers stated she does not believe the Planning Commission has discussed the predictability people have when they come to Miami County and what our Comprehensive Plan says and what the current zoning is. Broers stated one of the citizens mentioned it and she believes he nailed it. Miami County has a Comprehensive Plan and it is supposed to be a 20-year plan. People moving to Miami County are supposed to be look at the Comprehensive Plan and know what they can expect in their backyard. Broers believes when people move into an area and cut it up for their personal convenience people get the message that they cannot trust what the County puts out.

Gerken believes that is the reason the Planning Commission is available, to hear the requests of the people.

Elliott stated that is why Finding No. 2 stays as is.

Broers stated that is why she is not in favor of tabling it.

Philgreen stated he is trying to remain neutral because he lives in this area. He knows people in this area, however, he has not talked with anyone about this item.

Cook reminded as the Planning Commission is considering a rezoning application, looking at the Golden Criteria, the Planning Commission is to review all of the Golden Criteria. One of the Golden Criteria might weigh in heavier than others because of the circumstances of the current location. The Comprehensive Plan is important but it is a tool to be used as a guide and not necessarily zoning. If something is not in compliance with the Comprehensive Plan it does not mean that it has to be denied.

There might be a unique situation that might require the Planning Commission to look at an item differently.

Menefee stated with the change Elliott suggested for Finding No. 1, he could be in favor for denying the rezoning application. Menefee stated he agrees with Philgreen this area will be part of Overland Park sooner rather than later. Menefee stated he would be curious to see what it would cost to supply the water but does not believe that will be enough to change his mind.

Gerken stated for the applicant they can switch the rezoning request to Countryside (CS) District right now if they would like to.

Cook stated the Planning Commission can move to rezone to a lesser option such as CS.

Philgreen stated he is curious as to the size of waterline; he was told it was bigger than 2-inch. The Planning Commission have the options of approving, denying, or tabling tonight.

Elliott stated Philgreen can call the rural water district to confirm the size of waterline in that area.

Gerken asked the applicant if they would be willing to rezone to CS District instead of R1 District.

Strevell stated he would be unable to answer that tonight as there are 4-5 family members that would need to be involved in that decision.

Menefee asked Staff after the applicant talks to the family and they decide they would like to go with the lesser rezoning to CS is that something that they would have to refile.

Cook stated the Board of County Commissioners have the authority to return this item to the Planning Commission for another hearing, they could go with the Planning Commission's recommendation, or they could overturn the recommendation of the Planning Commission. Cook noted if there is not a protest petition the Board of County Commissioners will need a 2/3 majority vote in order to overturn the recommendation of the Planning Commissioners. If there is a protest petition filed with this request then a 3/4 majority vote of the Board of County Commissioners will be required to approve the request.

Elliott stated simplified the applicant can refile for the rezoning to CS.

Cook agreed.

Philgreen asked if there will be a waiting period of one year.

Cook stated not with a rezoning application. Cook stated the applicant will have time to talk with family members to see if a lesser rezoning to CS would work and worst-case scenario the Board of County Commission can send the item back to the Planning Commission for additional discussion.

Philgreen asked what the advantage of tabling this item would be.

Several Planning Commissioners stated no advantage to tabling this item.

Menefee moved to deny 25002-Z: Cherokee Meadows with the amendment to Finding No. 1 suggested by Elliott and keeping Finding No. 2 and the rest of Staff's recommendations. Elliott seconded. The motion passes 6-0 with 1 abstained (Philgreen).

Broers stated this item will be heard by the Board of County Commission on November 26, 2025 at 1:00 p.m. in the Commission Chambers.

Broers called for a 5-minute recess at 8:25 p.m.

25001-TA: Short-Term Rental and Bed & Breakfast Facilities Regulations

Broers invited Staff to the podium to present the Staff Report for 25001-TA: Short-Term Rental and Bed & Breakfast Facilities Regulations at 8:30 p.m.

Cook noted that Jason Leadbetter, Codes Services Director, is present tonight to assist with answering questions that might involve his department.

Cook stated he had an opportunity to review the minutes from the original discussion (around 4 years ago) about Short-Term Rental (STR) and Bed & Breakfast Facilities (B&B). At that time, it was decided to have the STR and B&B regulations completely separate and still ran through the Conditional Use Permit process. Cook believes the direction now being given is for Staff to have STR & B&B facilities to be combined and under the same process.

Elliott stated he is a large part for the combined regulations. Elliott believes the STR industry has morphed in the past 4-years. Elliott believes while there is a distinguishing difference between the two (2) facilities, a STR is not just a place to stay or a physical location they now offer similar services to a B&B by placing a checkmark in a box to order breakfast and other services. Elliott believes these changes makes the facilities less different. Elliott does not want to penalize someone that wants to provide a higher level of service.

Cook presented the Staff Report for 25001-TA: Short-Term Rental and Bed & Breakfast Facilities Regulations. Cook noted the current draft for STR & B&B Facilities does not suggest the use of the CUP process. Cook stated he will cover the items he made changes to from the last Planning Commission meeting.

Section 14-2

13D: ADUs used as STR facilities must meet Miami County Zoning Regulations for ADUs as specified in Section 5-2.01.12 (e.g., size, placement, permitting, owner residing on property).

Cook noted that the owner of the ADU must live on the property, the owner can live in the primary house or the ADU but cannot rent both units out.

13F: STR & B&B facilities are limited to a maximum of ten (10) occupants (including proprietor/owner and other permanent residents of a B&B). Each guest bedroom considered to accommodate a minimum of two guests.

Cook stated reworded the original draft of 13F to be more aligned with Codes Services regulations.

Elliott used a 20-unit facility as an example and asked if a CUP would fix that or would it need to be rezoned to a commercial.

Cook believes when talking 20-units that would be closer to a hotel and would need to be rezoned to commercial. Cook stated looking at other parts of the STR and B&B regulations and some of the changes such as the C2 District allowing a B&B as permitted by right. Cook noted he flipped that because a B&B is a person's house and would be allowed to use their house for a business. Whereas, if in a commercial district a B&B could be ran as a hotel.

13G: Daytime guests (non-overnight) for STRs are limited to 12 additional daytime guests per STR. No events exceeding occupancy limits are permitted for STR or B&B facilities without a Special Event Permit or such facility is approved as part of a Conditional Use Permit.

Cook stated this prevents any large events from taking place at a STR or B&B without going through the Special Use Permit process.

13I: Good Neighbor Rules, aerial photography showing property boundaries of the subject property, along with contact information for the responsible party (available 24/7) and the Planning & Zoning Department, must be prominently posted within STRs and B&Bs.

Cook stated “aerial photography showing property boundaries of the subject property....must be prominently posted within the STR or B&B” was added to 13I. Staff believes this will be more useful with the STRs more than the B&Bs as the STRs will not necessarily have the property owner on the property while the STR is being rented. The aerial photography of the property lines will allow the renter to see where the boundaries are.

13Q: STR and B&B facilities must provide adequate trash receptacles for maximum occupancy with regular removal and comply with County solid waste regulations.

Cook stated changed “pickup” to “removal” in reference to the trash.

13R.c: Property boundaries must be clearly identifiable on a site plan (aerial photography)

Cook stated the site plan/aerial photography of the subject property is part of the application document.

13R.e: Registration fees for STR and B&B facilities shall be established in the Miami County Planning & Zoning Fee Schedule. Initial registration is subject to a registration fee plus an inspection fee from Code Services. Annual renewal fee, with a reinspection required every five years or more frequently if warranted by complaints related to life safety code compliance.

B&B and STR facilities approved as part of a Conditional Use Permit are not required to apply for registration or licensing as long as the facility remains in compliance with the approved CUP. Such facilities shall still comply with inspections required by subsection 14-2.01.13.R.f, including paying of inspection fees.

Cook stated if a person were to apply for an Event Venue through the CUP process and they want to have a STR or B&B as part of that venue they will be allowed to show that as part of the CUP. If the STR or B&B went through the CUP process Staff would not require the annual renewal of the STR or B&B. The CUP would have a term (possibly 10-years) and the STR or B&B might have the inspection completed at the time the CUP is renewed.

Gerken referred to 13R.a.v. (*site plan showing boundaries of property and demonstrating adequate guest parking*) and asked if a site plan is required on every “Airbnb”?

Cook state it was not the intent of Staff to require a site plan from a surveyor but for something like an aerial photo to show structures and bound lines are located.

Elliott suggested removing site plan and replace it with aerial map.

Cook stated he anticipates Staff will be printing off the aerial map for the applicant.

Gerken believes 13R.a.v. and 13R.c. need to be revised.

Cook agreed.

Elliott stated 13I. needs to be revised to keep it consistent with the other items. Elliott continued to refer to 13I and asked why does the Good Neighbor Rules need to include the contact information for Planning & Zoning.

Cook stated most VRBOs, Airbnbs, and short-term rentals have a notebook full of general information. Cook would like the contact number for Planning & Zoning added to the general information book as this will allow the renters a contact number for complaints. Planning & Zoning is not going to monitor the number 24/7; however, the caller will be able to leave a voice message and Planning & Zoning will return the call.

Broers referred to 13R.e. and used KC Watersports as an example stating the Planning Commission approved a couple of cabins to be used as rentals for KC Watersports and asked how will they be notified that they might be able to use the cabins as STRs.

Cook referred to the second part of 13R.e. stating if a person was approved for a STR as part of a CUP then it will be enforced through the CUP.

Broers believes it is best to strike the last sentence of 13R.e.

Cook stated no changes were made past the drafted regulations for STRs and B&Bs it is just updates to other sections of the regulations based on the draft regulations for STRs and B&Bs making sure they are all aligned. If it is just a STR or just a B&B they will be permitted by rights when talking about other uses, such as an event venue, that would require a CUP.

Cook introduced Jason Leadbetter, Director of Codes Services.

Broers invited Jason Leadbetter to the podium at 8:50 p.m.

Leadbetter provided a handout showing an example of what Miami County Codes will be looking at during an inspection as well as a document from the City of Fort Collins for "Self-Certify Requirements." Leadbetter stated he and Cook have had many discussions on the inspection of the STRs and B&Bs. Leadbetter stated it will be inspections based on "life-safety."

Gerken asked what the inspection will look like.

Leadbetter referred to the 1st page of the handout, example of inspection, and stated when doing an inspection the inspector will check:

- The smoke/carbon monoxide alarms
 - Need to be interconnected and in working order
- Egress in the rooms

- Assuring a person can get out in an emergency

Gerken returned to the smoke/carbon monoxide alarms and asked what interconnect means.

Leadbetter stated all smoke/carbon monoxide alarms need to talk with one another.

Gerken stated a person will not be able to pick them up at Walmart.

Elliott stated they will have to be hard-wired into the house.

Leadbetter stated they now have wireless interconnect smoke/carbon monoxide alarms. The wireless is allowed in remodels per Code. The wireless is a little more expensive but it is still cheaper than running wire through a house.

Moore asked for verification if you push one (1) button all the alarms sound.

Leadbetter agreed.

Gerken asked if a fire-plan needs to be involved, hire a fire company to advise where the alarms need to be placed.

Leadbetter stated no fire-plan needed, they are installed per Code; inside each bedroom, outside the bedrooms and each floor of the house.

Philgreen asked if egress is to building code standard or just get out.

Leadbetter stated egress is to building code standard.

Leadbetter continued:

- Stairways
 - Make sure there are no drastic differences in the rise and run.

Broers asked how many older homes (80-100 years old) meet this requirement.

Leadbetter stated most hundred-year-old homes will not meet most of the items on the list provided.

Broers asked if she had a historic Victorian home would she be able to turn it into a B&B, are the drafted STR and B&B regulations running anyone out of business that is currently running a B&B.

Cook does not believe so.

Broers stated we do not measure stair treads under a CUP.

Cook stated new buildings and substantial remodels are inspected, part of which is measuring the stairs rise and runs. That would be reviewed through the building permit process. The Haven has a second floor, but it was a brand-new structure. Cook does not recall any CUPs attached to an older house.

Broers cannot believe a person wanting to start a B&B in an old historic home with beautiful solid oak staircase and not able to have a business here because the stair treads are off by a half inch. Broers asked if there is an appeals process for that.

Philgreen stated the last meeting there was a lengthy discussion on what an inspection would look like. Staff was asked to bring an example of what the inspection will look like. The inspection is to make sure Staff is not over-worked and to make sure it accomplishes what the Planning Commissioners wants the tool to do.

Broers stated that is why she is asking about the stairs. She does not want an inspector to be measuring the stairs.

Elliott stated if a stair is off by a half inch, a person will be able to tell it without measuring it.

Leadbetter reminded everyone that they are talking about an STR/B&B, a facility that people are not used to being in every day. When renting a facility people need to be able to walk up the stairs without tripping.

Gerken asked if the Planning Commission is able to strike some of this.

Leadbetter stated that is always a possibility.

Moore asked if Staff believes it is important to keep it.

Leadbetter replied affirmatively.

Leadbetter moved to guard rails:

- Assure they are the sufficient height, spacing, and strength.

Philgreen believes this list is pretty standard.

Leadbetter agreed.

Gerken asked if he currently has a rental house in Miami County will the items on this list still apply.

Leadbetter stated no, that is a long-term stay and the renters will be familiar with the house.

Gerken stated he is struggling to see the difference between Short-Term Rentals and Long-Term Rentals.

Leadbetter stated when he stays somewhere he expects it to be safe.

Moore stated if he stays somewhere he wants it to be up to Code.

Brown asked if anyone has heartburn over the old Victorian homes.

Philgreen stated when fixing up a Victorian home, or any home, there will be a permit.

Brown stated he did a big remodel job in Paola and there were things that were grandfathered-in that did not meet Code. Brown believes there needs to be some sort of provision for historic houses.

Elliott believes he is one of the reasons Leadbetter is present at the meeting due to him being apprehensive with inspections even needing to be a part of the requirements for STRs and B&Bs. Elliott stated he appreciates the list showing what Codes will be looking for but if there is not a little bit of flexibility and a little bit of common sense so a "no go" situation is not immediately created.

Menefee asked if a person has a home listed on the historic registry can they meet these inspectable items. These are the types of homes that Miami County should want as a STR or B&B. Menefee stated while he appreciates the check list, he is concerned as to what it will look like.

Leadbetter continued with additional items:

- Venting:
 - Gas appliances vent to exterior
- Structure:
 - No visible signs of major structural compromise

Leadbetter stated structural soundness does not need to be on the list but if an inspector walks into the building and notices a major issue or a big hole in the roof, then they need to have those things fixed to Code prior to being approved.

Gerken stated there are some requirements with Airbnb, they do not allow just anything to be posted on their website. Gerken stated no one can sue Miami County for a STR or B&B being rented in Miami County.

Cook stated people can sue for any reason but unless Miami County is willfully negligent...

Gerken believes the check list will open the County up for possible lawsuits.

Cook stated when he spoke with the attorney for Miami County, he did not have concerns about liability for regulating STRs.

Elliott stated that is why he recommended an affidavit for a self-inspection by the applicant.

Gerken believes it is a win/win, the applicant pays Codes \$50.00 for inspection then does a self-inspection and Codes only has to fill out some paperwork.

Leadbetter stated that was his next item to touch.

Philgreen stated he likes the list but is concerned with the number of Airbnbs in the County now and how long it will take for Codes to have them all inspected. Philgreen likes the idea of it being a self-check list unless there is a complaint or problem then send an inspector.

Leadbetter finished the list of inspections with:

- Wastewater:
 - Verify system does not have signs of failure (does not guarantee system compliance).

Leadbetter stated the inspector will look at the yard, if nothing appears to be seeping out, then the wastewater system passes.

Leadbetter moved to page 2 of the handout. It was printed from Fort Collins, Colorado's website. Leadbetter stated this is as far as he could get on their website without registering. Leadbetter prefers this example over a physical inspection by his inspectors.

Gerken asked about the fees.

Cook recommended the fees be as follows:

- Original application fee of \$100.00
- If initial inspection is needed it would also be \$100.00
- Annual renewal fee of \$50.00
- Follow-up inspections (every 5-years) \$50.00

Brown asked if a person does not want to do a self-inspection can that person pay for an inspector to do the inspection.

Gerken likes Brown's suggestion.

Cook stated an architect, engineer or licensed contractor could be hired by the applicant to perform the inspection.

Elliott stated if the example from Fort Collins, Colorado is used then an applicant will not need to have a third-party inspection.

Broers opened Public Hearing 25001-TA for Short-Term Rentals and Bed & Breakfast Facilities Regulations at 9:17 p.m.

Broers asked that all public comments be limited to 3-minutes and that all comments be directed to the Planning Commission not Staff.

Mike Hursey, 16315 W. 287th St, owner of Cassa Somerset Bed & Breakfast. Hursey stated he watched the Planning Commission held in October 2025 and wondered if any of the Planning Commissioners ever stayed in a B&B. Hursey believes there are people operating a B&B in Miami County for 16-years and do not plan to come out of hiding. Hursey does not believe there is a difference between a B&B, STR, or Glamping with the exception of how the money is collected. Hursey stated he has learned through the years that if a B&B does not have at least 8-bedrooms to rent out the owner will not be able to make a living and they will need a side business(es) to make it. Hursey said within the last 10-years a person from Topeka showed up asking him for his lodging license. He was not aware that a B&B needed a lodging license, he did get one once he learned one was needed. While the person from Topeka was present, he did an inspection of the facilities. Hursey asked why does he need to pay Miami County for an inspection when the State of Kansas does an inspection. Hursey does not believe it is necessary for there to be two (2) inspections, one (1) from the State of Kansas and one (1) from Miami County. Hursey believes every B&B operates differently.

Broers called time and asked if any of the Planning Commissioners would like to allow Hursey more time.

Philgreen & Brown stated they would like to hear what Hursey has to say.

Philgreen asked Hursey what he wants with the STR & B&B Facilities Regulations.

Hursey stated he would like to assist in the County's knowledge and help them grow.

Broers asked if Hursey wants the STRs & B&Bs to be lumped together or if there is something in the proposed regulations he is opposed to.

Hursey stated he wants to help the County understand. Hursey stated he was told there are 105 counties in Kansas and none of them have the regulations Miami County has. The other counties do not have these regulations and asked why Miami County needs to make things so hard for the county to grow and pay taxes. Hursey believes he has walked around 10,000 people through his facility.

Gerken asked if the Hursey believes the proposed STR & B&B Facilities Regulations will be good or bad for the current STRs in Miami County.

Hursey believes if the regulations are adopted the people operating STRs and B&Bs today will not come forward they will remain hidden.

Broers closed Public Hearing 25001-TA STR & B&B Facilities Regulations at 9:24 p.m.

Broers suggested the Planning Commission to consider a sunset clause for a period of 12-18 months to see how the regulations work out. If there are a lot of complaints then it sunsets away, if it is good and no complaints and back to status quo.

Philgreen asked Broers to expand on her concerns.

Broers stated she did a Google search on crime in the neighborhoods with a STR present and according to the studies provided by 4-different universities crime had increased in those neighborhoods.

Broers is concerned with not having owners on the property is that prime real estate will be taken locking it up in STRs. There will be people running STRs as a business taking Miami County's housing stock.

Broers believes one of the good things about being conservative is that you get to see how it worked for other places. Broers believes there are housing shortages where there are a high number of STRs. Broers would like either a sunset clause or alternatively the owner live on the property.

Moore asked if Broers has ever stayed at an Airbnb where the owner lived there.

Philgreen stated he has.

Moore stated he brings it up because if he stays at an Airbnb, he does not want the owner to be there.

Broers stated she has stayed in a B&B.

Philgreen agreed with Moore he prefers the owner not be on site.

Philgreen would like to figure out the inspection because that is where he has the most concern. The applicants need to know there will have to be a license, a fee, contact information, people will know who owns the STR so the County knows who to contact should there be a problem. Philgreen believes there are people that want to follow the law and will follow the law if the regulations are out there. Philgreen believes there is a lot of stuff on the network that can be manipulated by the big hotel companies because they do not like STRs taking away from their business. Philgreen believes supply and demand will take care of itself regarding housing stock.

Cook stated there was a conversation between Janet McRae, when she was employed with Miami County, and the owner of the Paola Inn and he understood he did not have concerns with STRs having an impact to his business.

Philgreen asked Staff to speak on the sunset clause.

Cook stated if something is not going right with the STR or B&B regulations there will be an annual renewal. The Planning Commissioners and Board of County Commissioners can always review and update the regulations. When a person comes in to renew, the new regulations would be in effect and provided to the applicant.

Broers believes that situation will open the County up to litigation. When granting a person, a license it is also granting the person a property interest.

Gerken asked what the difference is between that and a CUP.

Broers stated the person will know it can be pulled for not meeting the criteria.

Gerken stated that is the same thing being talked about.

Broers stated Staff is talking about changing the rules.

Philgreen stated Staff is saying every year the applicant will need to come in and apply for the new license and to come up to the current standards.

Cook stated he will need to visit with the County's attorney. Cook believes if Miami County has set regulations that are adopted at this time and next year it is determined there is an issue with the regulations that need to be addressed, the Planning Commission or Board of County Commissioners could direct staff to review the regulations and consider updating them to better suit Miami County.

Broers asked that is for across the board not for one individual.

Cook agreed.

Elliott believes the license needs to stipulate it is for a specific version of the regulations and if there is an updated version it is a new license not a renewed license.

Brown would like the lightest footprint possible on the regulations. Brown is concerned with the multiple agencies currently involved in the inspections of the facilities.

Elliott stated the State of Kansas does not talk to Miami County and has no idea who they are and if there is a way to do that then it is less critical. Elliott referred to the Fort Collins' example and stated the owner is check marking the list knowing what is expected making it easier for the owner to sign off on the list.

Broers asked if the State of Kansas requires a lodging license for a STR.

Cook stated he will need to look into it but does not believe so.

Menefee stated Google says no.

Elliott stated when searching B&B it states yes B&Bs require a lodging license but not for STRs.

Cook stated while STRs and B&Bs are very similar they are still different and they are treated differently in communities and with the State of Kansas. Cook noted that the State of Kansas may have their requirements and Miami County adds their requirements which just adds another layer. Cook asked if there is a limitation to the number of occupants the State of Kansas allows. Cook believes the bigger part to this is what does Miami County want. If STRs and B&Bs are permitted by right there are no standards and it opens up STRs & B&Bs more as to what people can do.

Menefee stated he would be in favor of the regulations if there is no annual or 5-year inspection.

Elliott stated no inspection with the option if there is a complaint then there can be an inspection.

Menefee agreed.

Cook asked change 13R.e.

Menefee agreed.

Brown asked if a procedure needs in place for people that have been running a STR for the past 5-years and they will not be charged back fees.

Cook stated if a person has been operating a STR previously and apply for a license Staff is only looking at current and future compliance and not the past.

Brown asked how many people will know about the new regulations.

Philgreen stated if a complaint is received then Staff will reach out to them. Philgreen reminded the Planning Commission the reason Staff is working on these regulations is because the Board of County Commissioners asked Staff to work on this. Philgreen believes there will be 650,000 visitors in the area next year needing a place to stay.

Broers believes this is another reason a sunset clause is a good idea, because the immediate need is next summer.

Menefee stated if he knows something is going to sunset he will not go through the trouble.

Gerken agreed.

Philgreen asked if need to vote on doing a self-certified inspection list.

Menefee stated it will be part of the main motion.

Elliott asked Staff if there is anything else they need.

Cook clarified that he is not striking 13R.e. but is changing it to show self-certified or licensed professional to do the inspection.

Elliott stated he would not add the licensed professional to the do the inspection to the regulations but would add it to the application form.

Philgreen suggested making the application form detailed so Staff does not have to be educating people.

Cook stated Staff will be putting together a packet to hand out with the application for their convenience.

Moore asked how Staff will be getting this information to the general public other than putting it on the website.

Cook stated it has been a few months since anyone has come to Planning & Zoning asking about STRs or B&Bs. Right now, Staff tells anyone asking that Miami County does not have regulations on STRs at this time, these same people check back with Staff every 3-months or so.

Moore asked about the people currently running STRs.

Broers stated most of them are in the city limits.

Cook stated this regulation will not impact anything in a city's limits, these regulations are only for the unincorporated areas.

Philgreen moved to recommend approval of the drafted STR & B&B Facilities Regulations with amending 13R.e. for self-certification inspections as discussed among the Planning Commissioners. Menefee seconded the motion. The motion passed 5-2, with Broers and Gerken against.

Broers stated this item will be heard by the Board of County Commission on November 26, 2025 at 1:00 p.m.

GENERAL DISCUSSION:

Cook stated he received an updated draft copy of the Next Comprehensive Plan and has printed a copy out for each of the Planning Commissioners. Cook noted he has not had an opportunity to review the draft to make sure that all changes were made per the direction of the Planning Commission. Staff is still waiting on the implementation chapter; it is the final chapter and this chapter has not been reviewed by anyone yet.

Cook reminded the Planning Commission that they will need to vote for a new Chairman and possibly a new Vice-Chair and asked them to keep candidates in mind.

Moore asked for a PDF of the Next Comprehensive Plan.

ANNOUNCEMENTS BY STAFF / COMMISSIONERS

Cook stated there are two (2) Conditional Use Permits scheduled for December 2025.

Philgreen asked for an update on staffing.

Cook stated Jennifer Koehn resigned and Robert Wardecker returned as the Planner I on a part-time basis with the hopes of Wardecker becoming full-time mid-2026. Cook stated he is currently doing interviews for a new Assistant Director for Planning & Zoning.

Philgreen asked with Miami County no longer having an Economics Department and the Board of County Commission stated they would be the ones to come to, but people really will not be able to or the County

Commissioner(s) will need to recuse themselves from that item; who should the people go to for assistance.

Cook stated Planning & Zoning is always available to assist people. Cook noted he will not be in the position to help get people in touch with other agencies.

Elliott stated a while back he attended a Planning Commission training and one of the things they drilled into their heads was to limit conversation on a topic until after the public hearing is closed. Elliott asked Staff for a guide to provide to the Planning Commission.

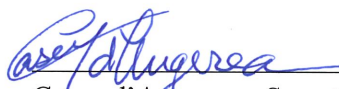
Possible Future Amendments to Zoning and Subdivision Regulations

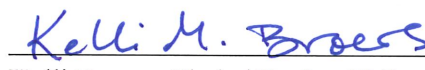
- A. Discussion on Solar Farms: Moratorium
- B. Sign Regulations: Moratorium
- C. Short-term Rentals
- D. Height limits for radio, television, internet antennas and satellite dishes designed for individual residences.
- E. Telecommunications Regulations
- F. Wayfinding Signs

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

Menefee moved to adjourn the meeting; Philgreen seconded. The meeting adjourned at 9:59 p.m. with a unanimous vote of 7-0, via show of hands.

Approved this 2nd day of December, 2025.


Casey d'Augereau, Secretary


Kelli Broers, Chair / Topher Philgreen, Vice-Chair

Minutes written by Casey d'Augereau