

**MINUTES OF THE
MIAMI COUNTY PLANNING COMMISSION
March 3, 2026**

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

ATTENDANCE

CHAIR:	Topher Philgreen
VICE-CHAIR:	Joshua Brown
PLANNING COMMISSION	Kelli Broers, Randy Kitchen, John Menefee, Shane Hall, and Phil Elliott
ABSENT MEMBERS:	Rusty Gerken, and Drew Moore
EX-OFFICIO MEMBERS:	None present
PLANNING DIRECTOR:	Kenneth Cook
ASST. PLANNING DIRECTOR:	Jeff Joseph
PLANNER:	Not present
PC SECRETARY:	Not present
COUNTY COUNSELOR:	Not present
COUNTY COMMISSION:	None present
COUNTY CLERK:	Not present
CODES SERVICES DIRECTOR:	Not present
PRESS:	None present

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CALL TO ORDER

Chairman Topher Philgreen called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Roll Call was taken, and seven (7) members were present making a quorum.

DISCLOSURE OF ANY EX PARTE COMMUNICATIONS OR POTENTIAL CONFLICTS OF INTEREST

There was none.

ADOPTION OF THE AGENDA

Planning Commissioner John Menefee moved to adopt the agenda as presented. Planning Commissioner Phil Elliott seconded; the motion passed unanimously (7-0).

CONSENT AGENDA

1. Minutes
 - Approval of the February 3, 2026 Planning Commission Minutes

Elliott moved to approve the consent agenda. Menefee seconded; the motion passed unanimously (7-0).

Philgreen asked Staff about their new member.

Kenneth Cook, Planning & Zoning Director, invited Jeff Joseph to the podium where he introduced Jeff as the new Assistant Director of Planning & Zoning.

Old Business:

There was none.

New Business:

Public Hearing 2026 Comprehensive Plan

Philgreen invited Staff to the podium for the 2026 Comprehensive Plan at 7:05 p.m. to present the Staff Report.

Cook presented the Staff Report and provided an overview of when Staff began working on the new Comprehensive Plan for Miami County Kansas and summarizing the drafted 2026 Comprehensive Plan. Cook provided an overview of the 2026 Comprehensive Maps.

Cook stated Staff's recommendation is for the Planning Commission to make a recommendation for approval to the Board of County Commissioners.

Elliott referred to the Future Land Use Map and asked if the Area of Regional Significance near Louisburg Apple Cider be moved out of the Floodplain.

Cook stated the Area of Regional Significance is indicated on the map incorrectly and Staff will get that corrected.

Philgreen opened Public Hearing for 2026 Miami County's Comprehensive Plan at 7:35 p.m.

Philgreen stated each member of the public wishing to speak will be allowed 3-minutes to talk, each person is to provide their name and address for the record and is to direct all questions and comments to the Planning Commission not to Staff.

Bill Osborn, 27223 W. 235th St, Spring Hill, KS, thanked the Planning Commission for the opportunity to speak. Osborn stated he was on the original Stakeholders Committee and has watched this process for years now. Osborn is glad to see it come to an end and appreciates all the work put into this. Osborn stated his main concern was to make sure the work put in during the early stages of this process did not get lost in the translation of the end product. Osborn has read the draft plan in some detail and believes Staff has maintained the original intent and is impressed with the central theme of the rural character of Miami County. Osborn believes the draft 2026 Comprehensive Plan outlines Miami County's intent very well. Mr. Osborn also noted that while he had some concern with the "yellow areas" (Residential Development Areas) shown on the map, he felt like the 5-acre density is fair, a good compromise, and probably reflects what that area will look like in the future, even though people in that area might resist it to some extent. Osborn stated he has no recommendations and really appreciates all the work that has gone into this project.

With no other public comments Philgreen closed Public Hearing for the 2026 Comprehensive Plan at 7:40 p.m. and opened deliberation amongst the Planning Commissioners.

Menefee stated he has been on the Planning Commission since the beginning of the process and believes the draft 2026 Comprehensive Plan is a good compromise. Menefee believes it is a solid Comprehensive Plan.

Planning Commissioner Broers stated her thoughts were similar to what Menefee stated. Broers stated if each of the Planning Commissioners wrote a comprehensive plan each one would look different than the draft presented by Staff. Over the course of six (6) years there have been changes in Staff and in Planning Commissioners. Broers believes the Planning Commissioners used the initial work as their foundation to develop the 2026 draft Comprehensive Plan.

Vice-Chair Joshua Brown stated he would like to express his gratitude to everyone that has worked on this project, especially Kenneth Cook. He believes it was evident throughout the process the care of the people that have worked on the 2026 Comprehensive Plan.

Elliott stated he echoes everything said by everyone so far but would like to recognize Staff and the fine line they had to walk between the original content received from the consultant and the original outrage by the Planning Commissioners to the original content received from the consultant. Elliott stated he appreciates Staff's hard work.

Philgreen stated as he read through the draft 2026 Comprehensive Plan, he believes Miami County is lacking in Economic Development and would like to understand how to bring

businesses and organizations in that fit into the Miami County Comprehensive Plan that increase the tax base and help all Miami County citizens.

Cook stated Miami County does still have an Economic Development Department. The Miami County Commissioners specified they intend to lead that role in regard to Economic Development. Cook believes the draft 2026 Comprehensive Plan is still a functioning document and still calls out what they are attempting to accomplish. As the County moves forward the annual review will be Staff providing updates on how the County is functioning.

Philgreen stated that a document like this is not to represent what the County is today; it is to represent where the County wants to be in the future.

Philgreen stated Staff has referred to the County Commissioners are the Economic Development and that makes it hard for a person coming into Miami County to start a business because they will be talking with the County Commissioners who then have to recuse themselves for “Ex Parte Communication.” Philgreen believes Cook should be considered the Economic Development Director to prevent from having to excuse the County Commissioners from voting on applications.

Cook stated there are many individuals that work for Miami County available to talk with anyone regarding their projects to help them along.

Elliott added to Philgreen’s point that it is the Planning & Zoning Director it falls on today and that is a positive. This has not always been positive. Elliott believes it is important that people continue to encourage the Economic Development position be filled with a person.

Cook stated there are some future projects that there will be struggles on, especially when it comes to protecting the rural character of Miami County.

Menefee moved to recommend approval of the 2026 Comprehensive Plan to the Miami County Board of County Commissioners. Broers seconded. Philgreen called for a roll call vote, the motion passed unanimously (7-0).

NAME	YES	NO	ABSTAIN/RECUSE	ABSENT
Topher Philgreen, Chair	X			
Joshua Brown, Vice-Chair	X			
John Menefee	X			
Kelli Broers	X			
Randy Kitchen	X			
Shane Hall	X			
Drew Moore				X
Phil Elliott	X			
Rusty Gerken				X

Philgreen stated the Board of County Commissioners will hear this item for final vote on “April 7, 2026” (correct date will be March 25, 2026) at 1:00 p.m. in the Commission Chambers.

GENERAL DISCUSSION:

Philgreen invited Staff to the podium at 7:50 p.m. to consolidate the Board of Zoning Appeals (BZA) and Planning Commission.

Cook stated Staff is in the process of consolidating the BZA and Planning Commission. This will be a Public Hearing on the May 5, 2026 Planning Commission Agenda.

Philgreen stated he looked at the wrong date for the 2026 Comprehensive Plan to be heard by the Board of County Commission. It will be on the March 25, 2026 Agenda not April 7, 2026.

ANNOUNCEMENTS BY STAFF / COMMISSIONERS

Cook stated he is happy to have Jeff Joseph as the new Assistant Director for Planning & Zoning.

Cook announced that the Planning & Zoning has the new software up and all applications for 2026 have been entered in the new software. He is looking forward to having the new software fully functional.

Possible Future Amendments to Zoning and Subdivision Regulations

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

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

Elliott moved to adjourn the meeting; Philgreen seconded. The meeting adjourned at 8:07 p.m. with a unanimous vote of 7-0.

Approved this 7 day of April 2026.



Casey d'Augereau, Secretary



Topher Philgreen, Chair / Joshua Brown, Vice-Chair

Minutes written by Casey d'Augereau

