



MIAMI COUNTY PLANNING COMMISSION AGENDA

**Miami County Administration Building
(Commission Chambers)
October 5, 2021
7:00 PM**

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. DISCLOSURE OF ANY EX PARTE COMMUNICATIONS OR POTENTIAL CONFLICTS OF INTEREST

V. ADOPTION OF THE AGENDA

VI. CONSENT AGENDA

VI.A. Minutes: Approval of the September 7, 2021 Planning Commission Minutes

VI.B. 21002-SUB: Final Plat of Club Estates No. 4

Consideration of the Final Plat of Club of the Country No. 4, a Replat of Lots 8 and 9 of Club Estates, including part of the tract of land lying north of Lots 8 and 9 of Club Estates formerly known as the Louisburg Golf Course. The Final Plat of Club Estates No. 4 will add land from the north to Lots 8 and 9 of Club Estates which will create Lot 1 containing .43 acres, and Lot 2, .49 acres of Club Estates No. 4. Although the proposed lots are non-conforming in size to the current zoning regulations, the proposed plat makes the lots more conforming in size. This property is also served by a sewer district. The subject property is located at the north end of Masters Drive, approximately 500 feet north of 295th St, in the SE ¼ of Section 5, Township 17S, Range 25E, Middle Creek Twp. Submitted by property owners of record Bret A and Stacy J Koesser; and Daniel and Shanna Christen.

VI.C. 21006-SUB: Final Plat of Mottesheard

Consideration of the Final Plat of Mottesheard, dividing approximately 75.88 acres into three lots of 21.27 acres; 21.90 acres, and 32.71 acres, as a Standard Subdivision per Section 6-5.02.1.A of the Miami County, Kansas Zoning Regulations. The subject property is located at the southwest corner of 287th St. and Crescent Hill Rd., in the NE ¼ of Section 4, Township 17, Range 22, Stanton Twp. Submitted by Larry L. and Berta L. Mottesheard, Trustees of the Mottesheard Living Trust dated June 5, 2000, property owner of record.

VII. REGULAR AGENDA

VII.A. Old Business

None.

VII.B. New Business

VII.B.1. 21005-SUB: Final Plat of Phillips

Consideration of the Final Plat of Phillips, dividing approximately 74.96 acres into three lots containing 5 acres, 10 acres, and 57.54 acres, utilizing the Agricultural Preservation standards per Section 6-5.02.1.B of the Miami County, Kansas Regulations. The subject property is located at the northeast corner of 287th St. and Bethel Church Rd., in the SW 1/4 of Section 33, Township 16, Range 22, Richland Twp. Submitted by John Phillips, Successor Co-Trustee of the Frances J. Phillips Revocable Living Trust dated March 14, 1996, property owner of record.

VII.B.2. Public Hearing: 21002-CUP: Lexington Hall Stables

Consideration of a request for a conditional use permit for an Equine Boarding Facility, per Section 6-2.02-15 of the Miami County, Kansas Zoning Regulations. The subject property of approximately 100 acres, which is addressed as 32461 Block Rd, is located on the east side of Block Rd, approximately ½ mile south of 319th St, in the Southwest Quarter of Section 30, Township 17S, Range 24E, Valley Twp. Submitted by Shane and Hannah Rockers, property owners of record.

VIII. GENERAL DISCUSSION

VIII.A. Possible Future Amendments to Zoning and Subdivision Regulations

1. Common Access Easement requirements
2. Sign Regulations
3. Telecommunications Regulations
4. Height limits for radio, television, internet antennas and satellite dishes designed for individual residences.

IX. ANNOUNCEMENTS BY STAFF / COMMISSIONERS

X. ADJOURNMENT