



MIAMI COUNTY PLANNING COMMISSION AGENDA

**Miami County Administration Building
(Commission Chambers)
December 7, 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 October 5, 2021 Planning Commission Minutes

VI.B. 21007-SUB: Final Plat of Moore-Carroll Estates

Consideration of the Final Plat of Moore-Carroll Estates, dividing approximately 93 acres into two lots of 13 acres and 80 acres, utilizing the Agricultural Preservation Subdivision standards per Section 6-5.02.1.B of the Miami County, Kansas Zoning Regulations. The subject property is located approximately ¼ mile north of 255th St on the east side of Metcalf Rd, and approximately ½ mile east of Metcalf Rd on the north side of 255th St, in the South Half of Section 8, Township 16S, Range 25E, Wea Twp. Submitted by Thomas and Janel Moore, and Thomas and Michelle Carroll, property owners of record.

VI.C. 21008-SUB: Final Plat of Phillips

Consideration of the Final Plat of Phillips Acres, dividing approximately 74.96 acres into two lots containing 15 acres and 57.54 acres, utilizing the Agricultural Preservation standards per Section 6-5.02.1.B of the Miami County, Kansas Zoning Regulations. The subject property is located at the northeast corner of 287th St. and Bethel Church Rd., in the SW ¼ of Section 33, Township 16, Range 22, Richland Twp. Submitted by John Phillips, Successor Co-Trustee of the Ardy J. Phillips and Frances J. Phillips Revocable Living Trusts dated March 14, 1996, property owner of record.

VII. REGULAR AGENDA

VII.A. Old Business

VII.B. New Business

VII.B.1. Public Hearing - 21004-CUP: Patton Structural Solutions

Consideration of an application for a conditional use permit for a contractors shop and/or yard, per Sections 8-2.02.4 and 14-2.01.1 of the Miami County, Kansas Zoning Regulations, to include an exterior laydown area; equipment storage yard; a 30' x 60' covered parking structure; and a 40' x 60' shop. The subject property of approximately two (2) acres is located on the south side of the K-68 roundabout, in the Northwest Quarter of Section 34, Township 16, Range 23, Marysville Twp, and is addressed as 27980 Hedge Lane, Paola. Submitted by Patton Structural Solutions, LLC, the Applicant. Country Investments One Stop, LLC is the property owner of record.

VII.B.2. Public Hearing - 21003-Z: SPA Farms, LLC – Rezone Light Industrial (I-1) to Agricultural (AG)

Consideration of an application to rezone approximately 326 acres from Light Industrial (I-1) to Agricultural (AG), in accordance with Section 22 of the Miami County, Kansas Zoning Regulations. The subject property is located on the south side of 215th St, the north side of 223rd St, and the west side of State Line Rd, in the East Half of Section 22 and in the West Half of Section 23, Twp 15, Range 25, Wea Twp. Submitted by Gerry Starr, Managing Member of SPA Farms, LLC, the property owner of record.

VII.B.3. 21009-SUB: Final Plat of SPA Farms

Consideration of the Final Plat of SPA Farms, dividing as a Standard Subdivision approximately 145 acres into four (4) lots ranging in size from 21.03 acres to 78.31 acres. The subject property is located at the northwest corner of 223rd St and State Line Rd, in the Northeast Quarter and part of the Southeast Quarter of Section 22, and in the Northwest Quarter and part of the Southwest Quarter of Section 23, Twp 15, Range 25, Wea Twp. Submitted by Gerry Starr, Managing Member of SPA Farms, LLC, the property owner of record. This Application is submitted in conjunction with, and subject to, the approval of a request to rezone (#20003-Z) approximately 325.86 acres from Light Industrial (I-1) to Agricultural (AG).

VII.B.4. Public Hearing - 21004-Z: Doherty Steel, Inc. - Rezone Countryside (CS) to Heavy Industrial (I-2)

Consideration of an application to rezone approximately 34.3 acres (in addition to 7.14 acres rezoned in 1996) from Countryside (CS) to Heavy Industrial (I-2), in accordance with Section 22 of the Miami County, Kansas Zoning Regulations. The subject property is located on the north side of 311th St, approximately 1,700 feet west of Victory Rd and 3,800 feet east of Baptiste Dr, in the Southeast Quarter of Section 14, Twp 17S, Range 23E, Paola Twp. Submitted by Chance Doherty, Vice-President of Doherty Steel, Inc., the property owner of record.

VIII. GENERAL DISCUSSION

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

VIII.A.1. Common Access Easement requirements

VIII.A.2. Sign Regulations

VIII.A.3. Telecommunications Regulations

VIII.A.4. Height limits for radio, television, internet antennas and satellite dishes designed for individual residences.

VIII.A.5. Whether a CUP should continue to be required for concrete plants in the Heavy Industrial (I-2) zoning district (see 11-2.02.5 of the Zoning Regulations)

VIII.A.6. Whether a CUP should be required for AirBnB's (see 14-2.01.14 of the Zoning Regulations regarding Bed and Breakfast facilities)

IX. ANNOUNCEMENTS BY STAFF / COMMISSIONERS

X. ADJOURNMENT