



MIAMI COUNTY PLANNING COMMISSION AGENDA

Miami County Administration Building
(Commission Chambers)
February 1, 2022
7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. ADOPTION OF CALENDAR

IV.A. Presentation of Proposed 2022-2023 Planning Commission Calendar (*continued from January meeting*)

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

VI. ADOPTION OF THE AGENDA

VII. CONSENT AGENDA

VII.A. **Minutes:** Approval of the January 4, 2022 Planning Commission Minutes

VIII. REGULAR AGENDA

VIII.A. Old Business

VIII.A.1. 21004-CUP | Patton Structural Solutions

VIII.B. New Business

VIII.B.1. Public Hearing – 21005-Z: Countryside (CS) to Commercial (C-2)

Consideration of an application to Rezone all of the property associated with the Hillsdale BP Gas Station and the boat storage facility from Countryside (CS) to Commercial (C-2), in accordance with Section 22 of the Miami County, Kansas Zoning Regulations. The subject property of approximately two (2) acres is located at the southwest corner of 255th St and Old KC Rd, in the Northwest Quarter of Section 15, Township 16, Range 23, Marysville Twp. Submitted by Grant Merritt, President of Sunset Ventures, Inc., property owner of record.

VIII.B.2. Public Hearing - 21005-CUP: Sunset Ventures, Inc. (formerly MRC's Boat Storage)

Consideration of an application to expand the existing conditional use permit for a boat storage facility (98006-CUP: MRC's Boat Storage), per Sections 5-2.02.15 and 14-2.01.7 of the Miami County, Kansas Zoning Regulations. The subject property of approximately 1.24 acres is located on the south side of 255th St, approximately 300 feet west of the intersection of Old KC Rd, in the Northwest Quarter of Section 15, Township 16, Range 23, Marysville Twp. Submitted by Grant Merritt, President of Sunset Ventures, Inc., property owner of record.

VIII.B.3. 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.B.4. Whether a CUP should be required for AirBnB's (see 14-2.01.14 of the Zoning Regulations regarding Bed and Breakfast facilities)

VIII.B.5. Discussion of 1 year requirement between application of a CUP and re-application without substantial modifications

IX. GENERAL DISCUSSION

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

IX.A.1. Common Access Easement requirements

IX.A.2. Sign Regulations

IX.A.3. Telecommunications Regulations

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

X. ANNOUNCEMENTS BY STAFF / COMMISSIONERS

XI. ADJOURNMENT