

**MIAMI COUNTY PLANNING
COMMISSION**



Members

John Menefee, Chairman
Phil Elliott, Vice-Chairman
Kelli Broers, Planning Commissioner
Joshua Brown, Planning Commissioner
Randy Kitchen, Planning Commissioner
Bret Manchester, Planning Commissioner
Mark Oehlert, Planning Commissioner
Topher Philgreen, Planning Commissioner
Mark Ross, Planning Commissioner

**PLANNING COMMISSION MINUTES
June 7, 2022**

I. CALL TO ORDER

Chairman John Menefee called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Eight (8) members were present, constituting a quorum.

Chairman John Menefee, Vice-Chair Phil Elliott, Kelli Broers, Randy Kitchen, Bret Manchester, Mark Oehlert, Topher Philgreen, and Mark Ross were all present for the meeting. Joshua Brown was absent.

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

Vice-Chair Phil Elliott recused himself from the Public Hearing for Stone Farms (22002-CUP).

Randy Kitchen stated he had a conversation with Brent Ludwig about a month ago (Ludwig Airstrip (Foxtrot Field) 22003-CUP).

V. ADOPTION OF THE AGENDA

Philgreen moved to approve the agenda; Oehlert seconded; the vote was unanimous (8-0).

VI. CONSENT AGENDA

Manchester moved to approve the Consent Agenda; Broers seconded; with seven (7) approving and one (1) opposed (Kitchen).

VI.A. Approval of the Minutes:

1. April 21, 2022 Planning Commission Workshop Meeting
2. May 3, 2022 Planning Commission Meeting

VII. REGULAR AGENDA

VII.A. New Business

VII.A.1. Public Hearing 22002-CUP: Stone Farms

Elliott recused himself and stepped out of the room at 7:02 p.m. while the discussion and vote for Stone Farms took place.

Jardieu presented the staff report for consideration of a conditional use permit to allow Retail Sale of Agricultural Equipment in a Countryside zoning district per Sections 5-2.02.26, and 14-2.01.17 of the Miami County Kansas Zoning Regulations. The subject property, of

approximately 83.46 acres, which is addressed as 9280 W 319th Street, is located on the north side of 319th Street, on the west side of US 69 Highway, in the Southwest ¼ of Section 19, Township 17S, Range 25E, Middle Creek Township. Submitted by Cheryl and Rick Stone, property owners of record.

Jardieu stated staff recommends approval of the CUP for retail agricultural equipment sales, and for one onsite sign as well as for one offsite directional sign, based on the following findings and conditions listed below:

Findings

1. The requested use, as conditioned, and subject to minimum development standards, should reduce the negative impacts of the proposed use.
2. The current Countryside zoning district permits agricultural equipment sales with a conditional use permit and provides a local service that is useful to the nearby agricultural community.

Conditions

1. Except as amended by these Conditions, the property shall be developed according to the Applicants' Narrative, attached hereto as Exhibit "A".
2. Except as amended by these Conditions, the property shall be developed according to a revised Site Plan, that includes the type of screening that will be used for the storage areas. It will then be, attached hereto as Exhibit "B".
3. The term of this Conditional Use Permit shall be five (5) years, commencing from the date of County Commission approval.
4. Development shall comply with all sanitary, building, fire and other applicable County codes and permit requirements, including ADA accessible bathroom(s).
5. This CUP is approved exclusively for the applicants (Rick & Cheryl Stone) at this location. Change of ownership or subleasing of the property/facilities shall require review by the Planning Commission to ensure the use substantially complies with the original conditional use permit.
6. All open storage areas must be adequately screened from rights-of-way and all adjoining properties with fencing and/or landscaping. The existing barn will assist in partially screening the storage area; however, additional screening will be required. The type of screening and location must be identified and shown on the Site Plan.
7. All lighting needs to be of shoebox design and directed downward with no part of the lightbulb exposed to prevent offsite glare. The maximum height of poles is 25'. Lighting locations need to be shown on the Site Plan.
8. Staff shall complete a compliance review after two (2) years if the conditional use permit is approved.
9. Except in emergencies, activities that cause noise, odor, smoke, heat, vibration, or similar effects shall not occur outside of the hours of 8am to 5pm Monday through Friday, and 8am to noon on Saturday.
10. In accordance with the Zoning Regulations, all signage must be approved by the Planning Commission and comply with the Zoning Regulations. Only one offsite directional sign is allowed with the permission of the property owner. All other signage shall be removed. A Sign Permit shall be obtained from the Planning Dept, in addition to the Building Dept for each sign.

Kitchen asked what kind of screening is required per Condition #6. Jardieu stated that's up to the Planning Commission but, she suggested there needs to be at least a 6 foot privacy fence.

Kitchen asked if Condition #9 applies to the cattle. Menefee stated only the items in the CUP would be considered, he couldn't be turned in by a neighbor for his everyday agricultural activities. Jardieu offered to amend Condition #9 to say "activities associated with the CUP" instead of just saying activities. The Commissioners agreed.

Broers questioned how it came about that the applicant was asking for a renewal at this time? Jardieu stated complaints were received and staff discovered that they were outside the scope and time frame of the previously approved CUP. When staff approached the applicant about it they were willing to get the issue taken care of to be in compliance.

Menefee invited the applicant to the podium.

Rick Stone, 9280 W. 319th, stated the display area allowed for the CUP is 100' x 200' and is not large enough for his growing business. He is having trouble getting equipment turned around in that small of an area. Stone stated he began looking into making the area larger and getting approval for the larger area when COVID struck, bringing it to a stop. Ross asked if there is any thought of amending the previous CUP. Stone stated yes and brought a site plan with him to the meeting for the Commissioners to look at, and asked if it was workable or not. Ross stated, since it wasn't previously on the agenda for tonight, they would be unable to review the site plan. Menefee stated they can't even listen to anything pertaining to it since it is not on the agenda.

Kitchen asked Stone what options he had for screening. Stone stated he feels he has adequate screening with large trees, barns and the house. He doesn't want people to see what is on the property until it is ready for sale.

Menefee opened the Public Hearing 22002-CUP: Stone Farms at 7:34 p.m.

Karolyn Robins, 9700 W 319th, stated she is a neighbor to the west of Stone Farms and semi-trucks come by her place all the time. Robins stated this road is not fit for a semi-truck and when it rains the nearby pond overflows over the road. Robins stated she would not interfere with a person's livelihood, but if this is approved, she asks that semi-trucks be restricted to coming and going from the east. To the west is too dangerous.

Bob Kohlenberg, 9645 W 319th, stated he agrees with Robins about the semi-trucks needing to come and go from the east. Kohlenberg stated his adult daughter was forced off the road not once but twice by a semi-truck. He questioned how trespassing is defined. If someone puts one foot on your property, is that trespassing? Kohlenberg was approached a few years ago about putting a sign at the corner of 319th & Switzer Rd for Stone Farms. The sign was located on county property and as such he didn't have a problem with it. As of last week, the sign was placed on his property, inside the barbed wire fence without permission. He asked why they would put the sign on his property without talking to him. Once that sign is on his property, doesn't the sign become his property like trash and he can do with it as he'd like?

Menefee closed the Public Hearing at 7:39 and asked the applicant if he would like to address comments made by the public.

Stone stated he asked permission to put the sign up and did not step foot onto Kohlenberg's property. Stone stated that he reached over the barbed wire fence and pushed it into the ground.

Broers questioned the number of semi-trucks using the roads in question during a six (6) month period. Stone stated maybe ten (10). Stone stated there is a mailbox on the corner of Metcalf, making it difficult to turn the corner, but as of today not even the mailbox has been harmed by a semi-truck. Kitchen asked if there would be any problems with the semi-trucks coming and going from the east? Cheryl Stone stated she has requested Google Maps to correct the routing to direct trucks to access from the east, but has not made progress with this yet.

Menefee asked Jardieu if she had any additional comments. Jardieu stated the current regulations only allow a 20,000 square foot display area for this type of CUP and Stone Farms wants additional square footage. In addition, the signs were located on county property and Road & Bridge requested the signs be removed from the right-of-way. Jardieu stated in reference to the screening, regulations require the screening but do not specify what type of screening or how tall. Menefee stated he has driven in that area and cannot see the displayed items from the roads, particularly from the north. Menefee felt common sense should dictate if it can't be seen from the roads then no screening is needed. Jardieu agreed but stated the regulations need to be followed. Ms. Stonestated they own the property across the street and most of the connecting/surrounding property and didn't feel additional screening was necessary.

Kitchen asked if there had been any complaints from the neighbors to the west. Jardieu stated not to her knowledge.

Menefee called for the Planning Commission discussion at 7:58 p.m.

Menefee noted Condition number 9 needs to change. Ross asked if Condition number 6 could be changed. Menefee stated that without doing a drive-by and seeing the property they wouldn't be able to make that decision. Jardieu suggested changing condition number 6 to all adequate areas (not to include the north) that need to be screened per staff recommendations. Kitchen asked what type of screening would be required. Menefee stated the hold-up on this CUP is the screening. Oehlert suggested changing the screening regulation and voting on the CUP tonight. Menefee stated the screening regulations aren't on the agenda, therefore, they can't vote on it. Jardieu stated it would appear that the Planning Commission is changing something just for one person. Broers stated the screening issue has been something that has come up several times and is something on our minds. Kitchen suggested instead of screening "will be required", change the condition to, "may be required".

Manchester moved to approve Stone Farms 22002-CUP with modification to Condition 6 stating screening "may be" required instead of screening will be required and modifying Condition 9 to state "all associated activities" instead of "activities". Philgreen seconded; the vote was unanimous with seven (7) approving (Elliott recused himself and did not vote).

VII.A.2. Public Hearing 22003-CUP: Ludwig Airstrip (Foxtrot Field)

Jardieu presented the staff report for consideration of an application to create a landing strip for the personal use of ultralight aircraft, per 5-2.02 of the Miami County, Kansas Zoning Regulations. The subject property of approximately 21 acres, which is addressed as 37709 W 339th ST, is located on the south side of 339th ST, approximately ¼ mile east of Pressonville RD, in the Southwest Quarter of Section 6, Township 18 South, Range 22 East.

Staff recommended that the Planning Commission approve the request for a CUP based on the Findings, and subject to the Conditions listed below:

Findings

1. The requested use, as conditioned, will be compatible with the surrounding character of the area.
2. There is no evidence to suggest that the requested use, as conditioned, will detrimentally affect nearby properties or property values.

Conditions

1. Except as amended by these Conditions, the property shall be developed according to the Applicants' Narrative, attached hereto as Exhibit "A".
2. Except as amended by these Conditions, the property shall be developed according to the Site Plan, attached hereto as Exhibit "B".
3. The term of this Conditional Use Permit shall be ten (10) years, commencing from the date of County Commission approval.
4. The applicant shall comply with all Federal Aviation Administration regulations.
5. Flight operations shall only be conducted during daylight hours.
6. Additional lighting is prohibited.

Kitchen stated the Planning Commission report submitted by staff states flight is restricted over any congested area of a city, town, or settlement, or over any open-air assembly of persons. Kitchen asked what is considered an assembly of people. Jardieu stated that it is regulated by the FAA.

Menefee invited the applicant to the podium.

Brent Ludwig, 37709 W. 339th, stated after submitting the CUP application to Miami County Planning Department he then submitted an application to the FAA. The FAA did an aerial survey and has approved his plans for an airstrip. The FAA sent him a letter of approval based on their findings.

Oehlert asked what the minimum flight altitude is. Ludwig stated 500 feet, but he typically flies much higher than the minimum. The ultralight is a two (2) seat ultralight. Oehlert asked if the applicant lives on the property. Ludwig stated he lives there a portion of the year, the remainder of the year he lives in Olathe.

Kitchen asked how long it would take to get to 500 feet. Ludwig stated he believes within two (2) minutes. Kitchen asked if it is possible to get to 500 feet while still above his property. Ludwig stated probably not, it would be an adjoining property before he is at 500 feet. Kitchen asked if Ludwig would be the only pilot. Ludwig stated yes and, for clarification, this ultralight has two (2) seats but he would be the pilot and might have a passenger with him on some flights, noting it is for private use only.

Menefee opened the public hearing for public comments at 8:24 p.m.

Misty Kitchen, 39395 W. 351st, stated she owns adjacent properties on several

sides of the applicant. She questioned if the applicant's application for this CUP and the application to the FAA included the crash of the ultralight on her property. To her, that is a concern. The Planning Commission report states the impact would be minimal to surrounding properties. She does not think a crash on someone's property is minimal. She was told, but doesn't have proof, that at the time of the crash his father was the pilot and incurred injuries. Since the ultralight is regulated by the FAA, she questioned whether the crash was reported to the FAA or to the Sheriff's Department or even if there is insurance. She always believed that people have a right to do what they want on their property, but when that ultralight leaves his property and is in the air, he is basically on her property, and so it does affect her. Other neighbors have swimming pools with privacy fences to keep on-lookers out and now someone will be flying directly over them. When talking about not flying over an assembly of people, that should include livestock. If he doesn't get to the 500-foot altitude before crossing to her property, he could spook her cattle. Kitchen asked that this be tabled for a month so that we can look further into this and the citizens can review the same information the Planning Commissioners are reviewing. For the record, Menefee stated all information the Planning Commissioners are reviewing is on the County website for the citizens to see.

Menefee closed the public comment portion of the hearing at 8:28 p.m.

Menefee invited the applicant to the podium to speak on the public comments presented. Ludwig stated the applications were submitted before the crash took place, the FAA and NTSB (National Transportation Safety Board) were informed of the crash. For clarification, they did not take off from or land on the subject property, they took off from the Miami County Airport. He does plan on carrying liability insurance.

Kitchen asked if he intended on building an airstrip on the property at the time he purchased the property. Ludwig stated that was not the intent at the time.

Elliott asked Jardieu how many airstrips she was aware of in Miami County. Jardieu stated she would have to look into that. Several commissioners mentioned locations they were aware of. Elliott stated his reason for asking is that he is trying to see where this fits into Miami County's current Comp Plan. The general concept of the zoning regulation is to protect the safety and welfare of the residents. The livestock issue concerns him. There are established airstrips and airports in the county that could be used as an alternative. He was struggling with the idea of adding this to an area where it provides any benefit, and is not coming up with any conditions to make it comfortable for neighbors.

Manchester stated he has four (4) pipelines on his property. The pipelines use similar planes to fly the pipeline once a week and they fly low and spook his cattle. He agreed with individual property rights but a negative part of this is spooking cattle.

Philgreen stated he is a student pilot and the FAA is highly regulated. No one plans

to crash a plane. It is a serious accident and I hope your dad is ok. I don't believe we have the right to step on the FAA's regulations. This application is not any more detrimental to this area than if he took off from another location. I think a person has the right to do things on their property that isn't detrimental to anyone else. Kitchen stated it is no different than a racetrack. Philgreen stated that is land-based and it is not in the air. In the air, the FAA takes over the regulations. Kitchen stated it is affecting the livelihood of the area.

Broers stated the Planning Commission has the ability to decide if the CUP is granted or not. If we say yes, then Philgreen is correct, the FAA has the right to regulate what happens there as well as the running of the airstrip. Whether it gets to be put there or not is our recommendation.

Kitchen stated if the plane could be at 500 feet before leaving the property that would be a different story. Manchester felt this would be better suited on a larger tract of land.

Broers asked the applicant if the reason for the location of the airstrip is because of the pipeline near 339th? Ludwig stated that is correct. He contacted the pipeline and that was the closest they would allow the airstrip.

Oehlert stated that the staff report references the wrong section on page 1 of 5, noting it should reference Section 6-2.01 in the Agricultural District. The Agricultural District permits agricultural and residential uses "by right" and allows other uses, including public or private airports and/or landing fields, if approved as a conditional use permit (Section 6.2.02.01).

Elliott agreed but stated he couldn't come up with conditions that could be applied that would mitigate negative impacts on neighbors.

Kitchen pointed out that Stone Farms CUP was for five (5) years, but this one is for ten (10) years, and asked if there is a difference.

Jardieu stated that Stone Farms' previous CUP was for five (5) years, so she followed that guideline. She doesn't have a reason for the ten (10) year term for this application.

Philgreen asked if the ultralight is required to have a tail number. Ludwig stated this ultralight does not require a tail number, but he does have a tail number on this ultralight. Philgreen stated everyone would be able to identify the ultralight and if they have a complaint, they would be able to call in the complaint. Ludwig stated that is correct.

Kitchen asked the applicant if he has radio communication on the aircraft. Ludwig confirmed that he has Unicom which is required for communication with air towers. Ludwig added that a typical flight would be 1-2 hours, with a range of approximately 80 miles. Philgreen stated these planes can only take off and land during daylight

hours. Ludwig stated this plane is very light weight and in order to take off there cannot be much if any wind which is one of the reasons he would only fly 2-3 times per month. He added that the noise is similar to a lawnmower and that he is currently working on obtaining his certificate to fly, and noted that his father is currently a pilot and he grew up around planes.

Kitchen asked the applicant if there is a benefit to taking off and landing at his own place instead of an airport? Ludwig stated there are pros and cons to both. The storage cost and accessibility are the main benefits for him.

Philgreen moved to approve the CUP per staff findings and conditions listed. Oehlert seconded.

Broers stated Kitchen's concern with the CUP being ten (10) years instead of five (5) wasn't addressed. She felt the Planning Commission should make a condition contingent on FAA approval and documented proof being supplied to staff. Jardieu asked if they also want to add a condition stating this CUP is exclusive to Brent and Kristen Ludwig. It would mimic Condition number 5 of 22002-CUP: Stone Farms.

Philgreen amended his motion to reduce the CUP term to five (5) years; add a condition requiring a copy of FAA approval of the airstrip; and add the condition stating, "This CUP is approved exclusively for the applicants (Brent and Kristen Ludwig) at this location. Change of ownership or subleasing of the property/facilities shall require review by the Planning Commission to ensure the use substantially complies with the original conditional use permit (CUP)." Oehlert seconded the motion to amend the original motion. The motion failed due to a tie vote of four to four (4-4); Menefee, Broers, Oehlert and Philgreen approving; Elliott, Kitchen, Manchester, and Ross opposed.

Menefee asked for discussion on the original motion to approve the CUP since the amended motion failed.

Kitchen asked about liability insurance being added as a condition but didn't know what amount would be adequate. Philgreen stated all planes are required to have insurance, and knew roughly what is required for commercial planes, but didn't know about an ultralight. Ludwig stated there could be a requirement by the airport and he was not opposed to having insurance added as a condition. Oehlert asked if no insurance is required, would he be willing to get it? Ludwig answered yes.

Philgreen felt it would be a hardship for the applicant if this is denied, noting this is not a twinengine Beechcraft or a large commercial plane or anything like that taking-off and landing here. It is virtually a play toy. Philgreen is having a hard time voting against this because of the owner's property rights. Kitchen stated the hardship might come when he gets his taxes for the property if he has an airstrip.

Broers moved to amend the conditions of the CUP to change the term from ten (10) years to five (5) years; add the condition that the CUP is restricted to the

applicants; require proof of FAA approval of the airstrip; and require liability insurance.

Elliott asked what amount of liability insurance would be required. Broers stated we are just asking if he has liability insurance. It is not our place to state a specific amount. Oehlert asked the applicant if he is willing to get liability insurance. Ludwig stated yes.

Menefee confirmed the motion on the table to amend the conditions for the CUP according to Broers' motion. The motion carried to amend the motion with seven (7) approving, one (1) opposed (Manchester).

Menefee confirmed the motion on the table to approve the CUP with the amended conditions. The motion to approve failed with three (3) approving (Broers, Oehlert and Philgreen), and five (5) opposed (Menefee, Elliott, Kitchen, Manchester, and Ross).

VII.A.3. Public Hearing 22004-CUP: Antioch Baptist Church (Continued to July 5, 2022)

Menefee stated staff request this item be tabled for a month. Elliott moved to table this for one (1) month, Ross seconded; the motion carried with seven (7) approving to one (1) opposed (Kitchen).

VIII. GENERAL DISCUSSION

VIII.A. Continued Discussion on Draft NEXT Comprehensive Plan

Menefee stated the General Discussion includes a discussion on the Draft for the NEXT Comp Plan by the Planning Commission. Tonight's plan is to discuss Section 3 of the NEXT Comprehensive Plan.

Elliott stated Policy 3.1.3 (Neighborhood Centers) seems a little contradictory to us trying to say we would like to direct growth towards the cities. Other than Hillsdale or Fontana with some sort of infrastructure, he wasn't sure how we would define that or how to put that into the regulations. Menefee stated he doesn't like the term Neighborhood Centers. Elliott stated he just doesn't like 3.1.3 at all.

Elliott asked how Floodplain figures into Section 3.1.6 (Farmland and Rural Residential Preservation through Land Evaluation and Site Assessment (LESA)). LESA gives a land evaluation, but where does the Floodplain fit into this? If floodplain doesn't have an impact, then it is contradictory to figure 3.2 (Future Land Use Framework Plan), which shows a category for Environmentally Sensitive Areas. It appears they took information from another plan and copied it into our plan. Kitchen stated this shouldn't be a part of the Next Comprehensive Plan because it should be up to the property owner. If it is labeled "Floodplain", then it can never be built on. Menefee stated he believes LESA decides what area is floodplain by the number of times it floods. Broers stated she objects to the whole thing because it presumes there is land in Miami County that is not suitable for farmland or ranching. It is very farmland oriented and we have a lot of cattle operations here and the overriding principle of what we have heard from people is that they want the agricultural feeling of Miami County to remain that way. That includes cattle, pigs, goats, and crops. To say that it's not suitable for crop land doesn't work, it might make great grazing land. Elliott requested more information about LESA and a map if one exists.

Ross referenced the Land First Approach and stated it doesn't appear to be a "Land First Approach". Elliott asked for clarification with Section 3.1.8 ("Land First" Conservation Approach). He was part of a school development in Olathe within the last few years and they got stuck with a row of hedge trees because of a statement just like this. It talks about protecting treed areas and steep slopes, which he's not opposed to, but wants to make sure we aren't propagating a problem for someone else down the road.

Kitchen commented that the Next Comprehensive Plan has put way too much into this section. Elliott agreed. Menefee felt some of this has nothing to do with public comments.

Elliott stated in Section 3.2.1 (Incorporated Community Growth Management Areas), he does not like the example of "(i.e., a buffer around each incorporated community one to three miles in width)", strike it, we do not need a measurement. Elliott stated if there's an annexation, then people can come to the Planning Commissioners or Board of County Commissioners. Menefee stated he doesn't like it, don't use specific street names.

Kitchen asked who MARC (Mid America Regional Council) is, what their goal is and what they do. Elliott stated they have a lot of things they are involved in and help with policies and procedures. Jardieu stated they are federally mandated to disperse federal money for the region and will not take a position on things but will help form committees. Kitchen stated the walking trails plan was all MARC. Menefee stated they will help with the funding but they can't mandate it.

Elliott felt Section 3.3 (Ensure residential development capitalizes on and preserves the county's agricultural character while expanding housing options to meet the needs of current and future generations.) should be directed at cities, not Miami County. There was only one public comment that he noticed directed at housing and they dedicated a whole section to it. Section 3.3.1, mentions an area where sewers and water service is available, this also needs to be directed at the cities. Section 3.3.8 made his blood boil.

Menefee stated Section 3.3.2 (Housing Needs Assessment) states there is to be an assessment every five (5) years that includes an existing county housing stock. He asked what the point is of putting something in the Comprehensive Plan if it's not something we will do? Our staff already have a lot on their plates and are under-staffed and now we are going to add one more thing to it. Manchester stated it reads to him that this is for housing and densities, meaning low income apartment complexes. Elliott stated he believes this is referring to 3 acre lots.

Elliott referenced Section 3.3.8 (Residential Code Enforcement), my concern is, where it states "consistently enforce residential maintenance codes and consider amending maintenance standards" and asked what public input came up with this? It appears to be copied and pasted from another plan. I do not remember any public comments specifically talking about this.

Elliott referenced Section 3.3.10 (Residential Design Flexibility), and asked what the board thinks of tiny homes and small dwellings. Jardieu stated the regulations require no less than 950 square feet for a single family home. Elliott asked if they want to call out specifically tiny homes, noting it's just a twist to a trailer park. He is not opposed to tiny homes, but do we want that specific wording in the Next Comprehensive Plan. Kitchen asked why we are concerned about the design and square footage of a home. Elliott stated it's to keep things from stacking up outside the home.

Oehlert stated it doesn't seem like a plan, it seems like suggestions and the county is to build their own plan from the suggestions. Jardieu stated she will speak with Teresa Reeves about the comments but agrees that the Comprehensive Plan is statement driven while the Next Comprehensive Plan is suggestive. Oehlert stated the majority of this is city driven not county

driven, it is nice and fluffy but no plan. Ross stated he was on the Economic Development Committee before coming to the Planning Commission. There are some steps that we need to look at to decide what Miami County wants to be. Decide what Miami County wants to be now and in the future; I don't think we've come up with that answer yet.

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

No discussion on "Possible Future Amendments to Zoning and Subdivision Regulations".

IX. ANNOUNCEMENTS BY STAFF / COMMISSIONERS

No staff/commissioners comments.

X. ADJOURNMENT

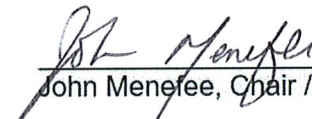
Elliott moved to adjourn the meeting. Broers seconded; the vote was seven to one (7-1) with Kitchen voting against.

Menefee adjourned the meeting at 10:01 p.m.

Approved this 5th day of July, 2022.



Casey d'Augereau, PC Secretary



John Menefee, Chair / Phil Elliott, Vice-Chair