

Jackson County Planning Commission

Meeting Minutes

June 28th, 2007

I. Call to order

Bob Marney called the monthly meeting of the Jackson County Planning Commission to order at 7:00 pm

II. Roll call

Members in attendance were: Bob Marney, Don Schuyler, Bernie Clark, Melvin Bailey, Joe Conely and ~~Jim Jones~~. *William Cokely*

III. Approval of minutes from last meeting

After a review of the minutes from the previous meeting Melvin Bailey made a motion to approve the minutes, Don Schuyler seconded the motion. Bob Marney requested a vote, all present voted in favor of approving the minutes.

IV. New business

Application for Change of Zoning from A-1 General Ag to B-I Breach Impact submitted by Delaware Watershed

Darrin Reith introduced the application and explained the application. There were a couple questions from the audience wondering what the Breach Impact District entailed, what it would restrict them from doing on their properties. Portions of the Breach Impact Zone Regulations were read to answer their questions.

Bob Marney closed public comment.

Melvin Bailey questioned what impact the trees would have on possible bridges below the dam.

Joe Conley made a motion to change the zoning from A-1 to B-I, Melvin Bailey seconded the motion. Bob Marney called for a vote, all present voted in favor.

Application was approved.

Application for the approval of a Final Plat of Subdivision submitted by Ray Foster.

This application was tabled from last meeting, with questions on the exact location of an easement of a rural water line. Darrin Reith introduced the application.

Bob Marney opened to public comment.

Fred Bear asked if there was an environmental impact study completed and if so who completed it and what were the results.

Darrin Reith commented that under current Jackson County Subdivision Regulations an environmental impact study was not required.

Fred Bear asked if KDOT has been contacted about the possible increase in traffic.

Darrin Reith stated that KDOT is contacted with access issues to state highways, these properties access a county road, and so KDOT was not contacted.

Fred Bear asked if this had anything to do with the Fairgrounds that is going in on the neighboring property.

Darrin Reith stated that it did not.

Bob Marney closed public comment.

Darrin Reith informed the members of the designation of the water easement and that the drawing was correct, and it doesn't affect the two lots in question.

Bernie Clark made motion to approve the final plat of subdivision, Don Schuyler seconded the motion. Bob Marney called for a vote; Melvin Bailey abstained from the vote since he is on the fair board, all others voted in favor.

Application was approved.

Application for Preliminary Platt of Subdivision for Heritage Park, submitted by Bar-B Land, Leland Bailey

Darrin Reith introduced the application.

Bob Marney opened public comment.

Jen Hageman has concerns with the additional traffic on K-214 and there being no turning lanes onto US-75.

Also concerns about what type of roads would be required in the subdivision, and the additional traffic on the 121 access road.

There was a question regarding the lack of a drainage easement through lot 2, it was determined that it went through lot 3.

Bob Marney closed public comment.

Don Schuyler asked if there were going to be any problems with the speculation of the properties that would cause sanitation issues.

Andy Tanking, surveyor, inserted that NEK Environmental could do perk tests on each lot before the final plat was approved.

Bernie Clark made a motion to approve the preliminary plat of Heritage Park Subdivision, Don Schuyler seconded the motion. Bob Marney called for a vote, all present voted in favor.

Application was approved.

Application for Change of Zoning from A-1 General Ag to A-2 Commercial Ag submitted by Tim Reino

Darrin Reith introduced the application.

Tim Reino, explained that they have started a wrecking service, and would like to have a yard established on his property for an impound yard. The cars would be impounds/repos. The location would be just north of their house. Cars shouldn't be on site for any more than 60 days.

Bob Marney opened up for public comment.

Thomas Bishop questioned whether or not they had considered what regulations that any state offices like KDHE would impose on their use.

Dennis White commented that they presently keep their property up nice, but even with an 8 or 10' fence it still wouldn't screen it appropriately.

Sara Ledoux spoke of keeping this area agricultural and doesn't feel that this is a use that would fit.

Bob Marney closed public comment.

Don Schuyler asked how many residences were within ½ mile. (6 or 7)

Don Schuyler stated that he feels that some review needs to be done of KDHE regulations.

Joe Conley stated that he feels that a meets and bounds description of the lot needs to be obtained.

Don Schuyler made a motion to table the application, Joe Conely seconded the motion.

Bob Marney called for a vote, all present voted in favor.

V. Adjournment

Bernie Clark made a motion to adjourn
Melvin Bailey seconded the motion
All present voted in favor

Minutes submitted by: Darrin Reith

Minutes approved by: 