

Jefferson County Planning Commission Agenda

September 26th, 2022 Meeting

7:00 P.M. – Hybrid Zoom/In Person Meeting

NOTICE is hereby given to any and all persons that the following will be considered at a Public Meeting by the Jefferson County Regional Planning Commission to be held on **Monday, September 26th, 2022, both in person and via Zoom Video Conference.**

All reports will be posted online at <https://www.jfcountyks.com/agendacenter> (click on arrow next to Planning Commission) no later than close of business on Wednesday, September 21st, 2022.

To view or participate in the Zoom meeting, please request the meeting link by calling (785)403-0000, option 3, or emailing dparks@jfcountyks.com. You will be provided with instructions and given the option to participate in a practice meeting in advance.

The County will provide a method for **individuals without access to the internet or a telephone** to observe or participate in the meeting from the Jefferson County Courthouse in the County Commissioners' chambers. **Advance notice of attendance is required so that facilities can be organized accordingly. Please call (785) 403-0000 Option 3.** Face masks are **strongly recommended** at all times inside all County facilities.

To provide written public comment: Please send written public comment by **3 pm on Monday, September 19th**: Please provide correspondence electronically to dparks@jfcountyks.com, or mail to P.O. Box 628, Oskaloosa, KS 66066, or place it in the drop box by the south entrance of the Courthouse. Comments placed in the drop box should be marked for the Planning Commission.

Item 1: CALL TO ORDER

Item 2: APPROVAL OF THE AGENDA

Item 3: ROLL CALL

Item 4: APPROVAL OF MINUTES – August 22nd, 2022 Meeting

Item 5: PUBLIC HEARINGS

HEARING PROCEDURE:

- A. Staff Report Presentation
- B. Commission Questions of Staff Report
- C. Applicant Presentation
- D. Public Comment (Proponent then Opponent)
- E. Applicant Rebuttal
- F. Commission Action

SUBMITTAL OF EXHIBITS FOR THE RECORD:

- A. Jefferson County Zoning Regulations
- B. Jefferson County Subdivision Regulations
- C. Jefferson County Comprehensive Plan
- D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
- E. All Application Files in their Entirety Including Staff Reports

- I. **DP2022-02:** A request to consider a development plan amendment of CU2019-01 to extend their parking area. This request is being brought by Farmer Properties, LLC of 14501 US Hwy 59, Oskaloosa, KS 66066. The request is located at the same address.
- II. **CU2022-02:** A request to consider a Conditional Use Permit application for a parking, storage, and laydown yard for equipment and materials as well as facilities for fleet maintenance and office space with temporary employee accommodations. This request is being brought by

Matthew Bergmann, a representative of Mammoth Sports Construction, LLC located at 601 E. Wyandotte St, Meriden, KS 66512. The location of the request is generally located on the east side of Anderson Rd. between 66th and 74th streets

- III. **CU2022-03:** A request to consider a Conditional Use Permit application for a Pet Boarding Facility. This request is being brought by Marilyn and Patrick O'Donnell of 6404 Buck Creek Rd, Oskaloosa, KS 66066. The request is located at the same address.
- IV. **PR2022-05 and Z2022-05:** A request to consider the Preliminary and Final Plat of the Heston Farms Subdivision, a three-lot plat, as well as a request to rezone lots 1, 2, and 3 of said plat from Agricultural to Rural Residential. This request is being brought by Duane Heston of 8923 Kingman Rd, Oskaloosa, KS 66066. The request is located at the same address and is generally located on the west side of Kingman Rd between 86th and 90th streets.
- V. **Z2022-06:** A request to rezone a tract of ground from Suburban Residential to Rural Residential due to a boundary line adjustment that is adding acreage to the tract. This request is being brought by David Bellinger of 7311 Buck Creek Rd, Oskaloosa, KS 66066. The request is located at the same address and is generally located on the west side of Buck Creek 0.6 miles south of 78th Street.

**Item 6: COMMENTS FROM THE PUBLIC ON ITEMS THAT ARE NOT ON THE AGENDA
(Agenda Schedule Allowance: 30 minutes or 5 minutes per spokesperson)**

Item 7: OLD BUSINESS - GENERAL STAFF REPORT

Item 8: NEW BUSINESS

Item 9: ADJOURNMENT

Regarding Protest Petitions

Protest Petitions can be found on the Jefferson County Planning and Zoning website, as well as in the County Clerk's office. All protest petitions must be filed with the Jefferson County Clerk's office.

Per Kansas State Statute KSA 12-757 all protest petitions must be filed in the Office of the County Clerk within 14 days from the conclusion of the public hearing held by the Planning Commission.

Beyond notarization, county staff is not able to assist in the completion of protest petitions. For information regarding how to fill out the protest petition, please refer to the instruction sheet provided with the protest petition.