

Jefferson County Planning & Zoning Oskaloosa, Kansas

OFFICIAL

OFFICIAL MINUTES OF THE JEFFERSON COUNTY PLANNING COMMISSION

Minutes of Planning Commission Meeting of June 27, 2016

Item 1. Call to Order.

Item 2. Approval of the Agenda

CHAIRMAN SCHERER CALLED FOR THE APPROVAL OF THE AGENDA. COMMISSIONER FINLEY MAKES A MOTION TO APPROVE THE AGENDA AS PRESENTED. VICE CHAIR JOHNSON SECONDS THE MOTION.

Votes were taken by Ayes and Nays as follows:

Matt Scherer	Paul Johnson	Alex Noll	Jerry White	Denise Streeter	Matthew Finley	Brandon Newman
DNV	Aye	Aye	Aye	Aye	Aye	Aye

The motion carried unanimously, 6-0.

Item 3. Roll Call

Matt Scherer	Paul Johnson	Alex Noll	Jerry White	Denise Streeter	Matthew Finley	Brandon Newman
Present	Present	Present	Present	Present	Present	Present

Staff Member Erin George, Planner I, was present.

Item 4. Approval of the May 23, 2016 minutes.

Chair Scherer asked if there were any corrections or additions to the minutes.

ACTION: *SECRETARY NEWMAN MAKES A MOTION TO APPROVE THE MAY 23, 2016 MINUTES, COMMISSIONER NOLL SECONDS THE MOTION.*

Votes were taken by Ayes and Nays as follows:

Matt Scherer	Paul Johnson	Alex Noll	Jerry White	Denise Streeter	Matthew Finley	Brandon Newman
DNV	Aye	Aye	Aye	Aye	Aye	Aye

The motion carried unanimously, 6-0.

Item 5. Public Hearing

Chairman Scherer opens the public hearing.

PR2016-06: A request to consider the Final Plat of the Bradford's Bluff Subdivision, a 3 lot subdivision at the request of William Bradford

Z2016-06: A request to rezone Lots 1 and 2 of the Bradford's Bluff Subdivision from "RR" Rural Residential to "SR" Suburban Residential at the request of William Bradford

Chairman Scherer asked the members if there was any ex parte communication or conflicts of interests regarding the requests and seeing none proceeded with the staff report.

Ms. George presented the staff report for PR2016-06 and Z2016-06.

Chairman Scherer asked for questions of Staff.

Vice Chair Johnson: When did you send the notice to the City of Meriden?

Ms. George: We sent it on May 20th.

Chairman Scherer: Plenty of time

Vice Chair Johnson: So should we read into anything that they didn't respond?

Ms. George: No, cause sometimes that is mainly what happens. We send them out and no one responds. That is usually what happens unless they have a concern.

Chairman Scherer: Other questions?

Commissioner Noll: How does that work if it's out of city limits but there is still a code that it's still supposed to hook on to public service?

Ms. George: Well that is what I asked Sam too, but he said that would be up to the Health Dept. and the City.

Commissioner Noll: Cause it's right on the city. Just outside of the city limits.

Commissioner Streeter: But it is within the 400ft.

Ms. George: Right.

Chairman Scherer: The one lot is.

Chairman Scherer: Other questions?

Chairman Scherer: I read the letter from the Health Dept. differently than that.

Ms. George: And on the staff report I was going to tell you guys that the

Chairman Scherer: There are some soils on those two lots that couldn't have a septic system or a lagoon.

Ms. George: Right, cause on the staff report he had on #4, it should be lots 1 and 2 that would be less than 10 acres and lot 3 is the one staying RR. So I wonder if....

Chairman Scherer: I think the Health Dept. just messed up on the acreage, but my concern was more that the Health Dept. letter seems to imply that there are soils that are satisfactory for septic systems whereas the staff report said they would have to have a lagoon.

Ms. George: And again, that would be left up to John.

Chairman Scherer: Right. I just wanted to make sure the applicants were aware of that.

Applicants: We saw that exactly the same confusions. If I may speak...when he showed me some of the soil types up there on that parcel number 2 there was an area on the west side that was conducive.

Chairman Scherer: Right. That would be the Pawnee soil, certainly not that other soil, that stuff is terrible.

Chairman Scherer: Other questions?

Commissioner Streeter: Wasn't there something conditional about the entrances coming off of Condray from Road and Bridge about the visibility?

Ms. George: Yes, they will review that also.

Commissioner Noll: That each one would be allowed at least one entrance. Pretty general.

Ms. George: They will deal with the site visibility.

Commissioner Streeter: Again, just so everyone is aware.

Chairman Scherer: I am just completely curious of what the government property is southeast on the area map.

Applicant: That would be Corps of Engineers.

Chairman Scherer: It is Corps land?

Ms. George: Yea, that is Corps.

Commissioner Streeter: I wonder what the elevation is?

Chairman Scherer: It's outside the Special Flood Hazard Area.

Commissioner Noll: Where they are located is considerably higher than the Corps ground.

Applicant: It's hilltop.

Commissioner Streeter: Yes, across the road. I am just surprised the Corps has got the ground across the road. No, not that there is any conflict.

Chairman Scherer: Yea, I was just curious myself.

Applicant: So, just as a question. On that Lot 2, would it still remain restrictive to lateral fields if built in that area with conducive soil?

Ms. George: That will be the Health Dept.

Chairman Scherer: The Health Dept. will have to make that decision. Just my reading of the letter was different than what staff reported. That is why I wanted to make sure.

Chairman Scherer: Other questions for staff at this time?

Chairman Scherer invited the applicant to make a presentation.

APPLICANT PRESENTATION

Applicant stated that he thought it was pretty (inaudible) what we have is splitting into 3 parcels.

Chairman Scherer: Any questions for the applicant?

END APPLICANT PRESENTATION

OPEN PUBLIC COMMENT

Chairman Scherer pointed out there was no one here except for the applicants, so that he will close the public comment portion of the hearing.

CLOSE PUBLIC COMMENT

Vice Chair Johnson: Informational question. When I look at Bradford's Bluff looks like there is something that runs up halfway between Lot 2. So that is an electric line easement? Correct? And then is that the same thing for Lot 1 that runs across into part of Lot 2?

Ms. George: That's the water line.

Applicant: That was put in back in the 60s. The house that sits up in the Northeast corner on 1 acre that's been there since 1960. That was the water line that supplies that house. Why they ran it across the field no one has been able to figure out. It worked out well because it literally is next to my house so we hooked on to it.

Chairman Scherer: The other question on my mind is who let you put a lateral field in the same area that that water line is?

Applicant: The County.

Chairman Scherer: That was a really bad idea. But I just wanted to ask about that for my own information if you had any understanding of how that happened.

Applicant: No, the lateral field sits right in front of the house there and the actual slope of the ground literally goes due south and the water line.....if water leaked out of the system and went towards the water line, it's probably a good 30 – 40ft. It should be beyond it. The lateral field is not over the water line.

Chairman Scherer: It is on the plat. It does say approximate.

Applicant: He did go out there and douse it and (inaudible)

Ms. George: I would figure John would have noted that.

Chairman Scherer: I'm a little surprised that he didn't that was the only reason that I brought it up was that John didn't say anything about that. He may have the actual location of the lateral field and looked it up and decided it wasn't a problem. Thank you for that information.

Chairman Scherer: Other questions or discussion?

Secretary Newman: Just out of curiosity, what are you going to do with Lots 2 and 3? Build houses for family?

Applicant: No, we haven't decided if we are going to build on Lot 2 ourselves (inaudible) and the school is interested in the property to the west which would make sense. I served on the board for 8 years and we were landlocked up there years ago and why I could not have this discussion while I was on the board. I came off the board in 08 and we all know what happened to the economy in 08. But they have expressed interest in it.

Secretary Newman: In Lot 3?

Applicant: Yes.

Chairman Scherer: Is anyone prepared to make a motion?

ACTION: COMMISSIONER NOLL MAKES A MOTION TO RECOMMEND APPROVAL OF PR2016-06 AND Z2016-06 BASED ON STAFF'S FINDINGS. COMMISSIONER WHITE SECONDS THE MOTION.

Votes were taken by Ayes and Nays as follows:

Matt Scherer	Paul Johnson	Alex Noll	Jerry White	Denise Streeter	Matthew Finley	Brandon Newman
DNV	Aye	Aye	Aye	Aye	Aye	Aye

The motion carried unanimously, 6-0.

Staff informed the applicant when the case would be submitted to the County Commission for a final decision and let them know they would receive notice prior to the meeting.

Item 6. Public Comment

Chairman Scherer noted that there were no members of the public present to make comments.

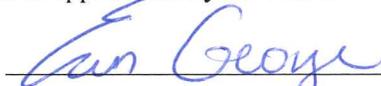
Item 7. Old Business and General Staff Report:

Old Business: Ms. George reviewed the status of the previous month's cases and asked whether The Planning Commission would like staff to prepare for a work session at the July meeting to develop a list of potential uses for the Commercial Recreation overlay since there were no cases for the July meeting. They decided they would like to have a work session in July.

Item 8. New Business: Chairman Scherer asked if Sam could go over Golden vs. Overland Park (The 8 Golden Factors) just as a refresher for him and something for the new members of the board to learn. Vice Chair Johnson asked for staff to email out the link for the Kaw Valley article that he sent us. Vice Chair Johnson talked about the CUP process and how the violation process works with staff, Planning Commission and County Commission. General discussion ensues between staff and members of the Planning Commission.

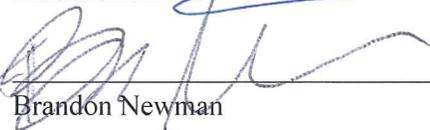
Item 9. Adjournment

Action: Commissioner Streeter made a motion to adjourn. Commissioner White seconds the motion. Motion carried unanimously. The meeting was adjourned at approximately 7:50 PM.

Minutes taken by: 
Erin George, Planner I

Approved: 7-25-16
Date

Chairman: 
Matt Scherer

Secretary: 
Brandon Newman