



ROLL CALL:

_____ Louis Reed	_____ Brandon Livingston	_____ Rob Pearce
_____ Christine Campbell	_____ Karen Harris	_____ Kenneth Stottlemire
_____ Kenzie Singleton	_____ Scott Hornbuckle	_____ Donna Hines Rayson

GENERAL BUSINESS:

ADOPTION OF THE AGENDA: January 19, 2023 Regular Meeting

APPROVAL OF MINUTES: [Click here to read draft minutes of DECEMBER 15, 2022 Regular Meeting](#)

COMMUNICATIONS:

EX PARTE COMMUNICATIONS:

PUBLIC HEARING ITEMS:

1. Application #2211-2009 (Tower Associates, LLC) for a Special Use Permit to allow the construction and operation of a 197-foot guyed meteorological tower on property zoned A-1, Agriculture District. Said property is commonly known 3745 Arkansas Road and is located on the East side of Arkansas Road and on the North side of Sand Creek Road, on property generally described as the Southwest Quarter (SW ¼) and the South Half (S ½) of the Northwest Quarter (NW ¼) and the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section 13, Township 16 South, Range 17 East, in Franklin County, Kansas.

[**Click here to see supporting documents**](#)

2. Application #2211-2015 (Stevenson), to rezone approximately 6.16 acres from the A-1 (Agricultural) Zone to the R-E (Residential Estate) Zone and to rezone approximately 33.84 acres from the A-1 (Agriculture) Zone to the A-2 (Transitional Agriculture) Zone. Said property is commonly known as 2090 Virginia Road, and is located on the South side of Jackson Road and on the West side of Virginia Road, in the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 33, Township 17 South, Range 21 East, in Franklin County, Kansas.

[**Click here to see supporting documents**](#)

3. Application #2212-2021 (Fischer) to rezone approximately 9.90 acres from the A-1 (Agricultural) Zone to the R-E (Residential Estate) Zone, commonly known as 281 Colorado Road, located on the East side of Colorado Road and approximately one (1) mile North of Allen Road, in the Northwest Quarter of the Northwest Quarter of Section 17, and to rezone approximately 10.27 acres from the R-E (Residential Estate) Zone to the A-1 (Agriculture) Zone, commonly known as 363 Colorado road, located on the East side of Colorado Road and approximately one (1) mile South of Clark Road, in the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of Section 8, all in Township 19 South, Range 18 East, in Franklin County, Kansas.

[Click here to see supporting documents](#)

4. Application #2212-2022 (Thompson) to rezone approximately 3.00 acres from the A-1 (Agriculture) Zone to the R-E (Residential Estate) Zone. Said property to be rezoned is currently a portion of the property known as 4455 Riley Road and is located on the West side of Vermont Road and approximately one-half (½) mile North of Riley Road, in the Southeast Quarter (SE ¼) of Section 05, Township 16 South, Range 21 East, in Franklin County, Kansas.

[Click here to see supporting documents](#)

5. Continued application #2210-2003 (Everygy) for a Special Use Permit to allow for the construction and operation of an Electrical Substation in an A-1 (Agriculture) Zone. Said property is commonly known as 2200 Texas Road and is located on the South side of Rock Creek Road and on the West side of Texas Road, in the Northeast Quarter (NE ¼) of Section 25, Township 17 South, Range 20 East, in Franklin County, Kansas.

[Click here to see supporting documents](#)

NON-PUBLIC HEARING ITEMS: There were none.

PUBLIC COMMENT SECTION: Public that wishes to address any planning or zoning issues.

GENERAL BOARD DISCUSSION:

CALENDAR: Next Planning Commission Public Hearing – **FEBRUARY 16, 2023** at **6:30 P.M.** in the **County Commissioners Meeting Room.**

ADJOURNMENT:

ATTENTION:

For those who have not attended a Planning Commission meeting before here is the order of events.
Public Hearing Procedures.

For items on the agenda requiring a public hearing, the procedure is as follows:

1. Chair announces application.
2. Staff gives a summary presentation and recommendation.
3. Planning Commission asks Staff questions.
4. Chair opens the Public Hearing asking the applicant for a presentation. This presentation can be up to 15 minutes in length.
5. Planning Commission asks the applicant questions.
6. Chair will ask for members of the audience who wish to speak opposed or in favor of the application to come forward and make statements or ask questions.
7. The Public Hearing is closed.
8. Chair directs any questions to the appropriate individuals.
9. Planning Commission discussion.
10. Planning Commission votes.

Members of the audience should address their questions and comments to the Planning Commission.