



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: March 16, 2023 Regular Meeting

APPROVAL OF MINUTES: [click here to read draft minutes of February 16, 2023 Regular Meeting](#)

COMMUNICATIONS:

EX PARTE COMMUNICATIONS:

PUBLIC HEARING ITEMS:

1. Application #2302-2037 (Plug Power, Inc.) for a Special Use Permit to allow the installation and storage of a 18,000-gallon liquid hydrogen storage tank and ancillary dispensing equipment on property zoned I-1, Light Industrial District. Said property is commonly known 3300 K-68 Highway and is located on the South side of K-68 Highway and approximately one-quarter (1/4) mile East of Nebraska Terrace, in the Northeast Quarter (NE ¼) of Section 32, Township 16 South, Range 20 East, in Franklin County, Kansas.

[Click here to see supporting documents](#)

2. Application #2211-2017 (Bowling) to rezone approximately 5.125 acres from the A-1, Agriculture Zone to the R-E, Residential Estate Zone and to rezone approximately 35.120 acres from A-1, Agriculture Zone to the A-2, Transitional Agriculture Zone. Said property to be rezoned is currently known as 3958 Louisiana Road and is located on the West side of Louisiana Road and South side of Reno Terrace, in the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 09, Township 16 South, Range 19 East, in Franklin County, Kansas.

[Click here to see supporting documents](#)

3. Application #2301-2032 (Tillman Infrastructure) for a Special Use Permit to allow the construction and operation of an approximately 185-foot high lattice communication tower in an “A-1” Agricultural Zone. Said property is commonly known 1209 Eisenhower Avenue and is located on the East side of Eisenhower Avenue and on the North side of West 13th Street, on property generally described as the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) and the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 2, Township 17 South, Range 19 East, in Franklin County, Kansas.

[Click here to see supporting documents](#)

4. Application #2301-2034 (PK Towing & Recovery) for a Special Use Permit to allow the operation of a 24/7 Tow Yard with an office facility and temporary vehicle storage on property zoned I-1, Light Industrial District. Said property is commonly known 2216 E. 15th Street and is located on the South side of East Fifteenth Street/Marshall Road and West of I-35 Highway, in the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 7, 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 – **APRIL 20, 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.