

JOHNSON COUNTY TEMPORARY PLANNING COMMISSION

Johnson County Fairgrounds Community Building
386 NW 145
(4 miles west of Warrensburg on US Hwy 50)
Warrensburg, Missouri

Tuesday, January 6, 2009
6:00 p.m.

AGENDA

- I. Call to Order.
- II. Roll Call
- III. Minutes Approval – December 16, 2008
- IV. Old Business:
 - a. Review Final Draft – Changes incorporated as a result of the December County-wide Outreach Comments – Discussion.
- V. New Business:
 - a. Motion to Recess - Reconvene at 7:00 p.m. at the Johnson County Fairgrounds Community Building.
 - b. **Motion to Reconvene at 7:00 p.m. – Public Hearing — Action.**

Chairman Thomason Opens the Public Hearing with the following remarks:

Pursuant to Section 64.725, notice was hereby given that a Public Hearing will be held before the Johnson County Temporary Planning Commission on the proposed Johnson County Comprehensive Plan and proposed Johnson County Zoning and Subdivision Regulations. The Public Hearing, which may be adjourned from time to time, will be held at this date, time and place.

Should said Public Hearing be recessed, it will reconvene at 7:00 p.m. on Tuesday, January 13, 2009 at the Johnson County Fairgrounds Community Building.

Written comments will be accepted until 4:30 p.m. on January 7, 2009 to: Johnson County Temporary Planning Commission, 300 N. Holden Street, Warrensburg MO 64093 or via email: info@jocoplanning.com

Copies of the Proposed Comprehensive Plan and Zoning and Subdivision Regulations were made available for public review on or after December 22, 2008 at the Trails Regional Library facilities located in Warrensburg, Holden, Knob Noster and Leeton; and online at: <http://www.jocoplanning.com>. In addition, copies are available for purchase at the Johnson County Courthouse – County Clerk’s office, located at 300 N. Holden Street, Warrensburg, Mo.

- c. **Welcome.**
- d. **Self Introduction of the Johnson County Temporary Commission members and Alternates present**
- e. **Introduction of the Support Team members**
- f. **Announce Public Comment Reminders – Chairman Thomason:**

First and Foremost, we appreciate your input!

In order to allow this hearing run smoothly and hear as many comments as possible, we have established the following guidelines:

1. Constructive suggestions are appreciated. The development of these proposals is a direct result of a petition initiative, which requires that Planning & Zoning be put on the ballot. With that in mind, the commission is looking for your suggestions to make the proposal the most appropriate for the needs of this county.
2. Individuals who wish to make comments are asked to sign up by 8:00 p.m. or until the last person on the list has completed his/her remarks, whichever comes first. Comments will be taken in order as they appear on the signup sheet.
3. Comments will be limited to five minutes per person. A time keeper will ensure the time limit is kept. Each individual will have one opportunity to give comment.
4. One person will be allowed to comment at a time. The audience is asked to respect their right to speak without interruption.
5. Comments will be recorded to ensure accuracy and for future reference.
6. Please respect the commission members, who are all volunteers who have donated their own time (in excess of 85 hours each) to develop these proposals.
7. Anyone using foul or abusive language will immediately lose their right to make further comment and will be asked to leave.
8. We will not be able to provide direct response during the public hearing to questions raised. However, in an effort to answer your questions we would invite you to put them in writing on the comment sheets provided. Please give your name and phone number and we will contact you with a response.

g. Announce changes incorporated from the County Outreach Comments:

If you have a copy of the Draft Comprehensive Plan and Zoning Regulations with a **purple or light yellow cover**, please note that the following changes have been made and are now incorporated into the **Final Draft** with the bright yellow cover.

Final Draft Comprehensive Plan incorporates the following changes:

1. Page 8: Goal: Permit a certain level of land subdivision before subdivision regulations are applied. Strategy: Land subdivision to a minimum tract size of ~~40~~ 35 acres should be permitted without application of subdivision regulations. Each tract of land should be permitted to have one (1) tract "split" to tracts of land less than ~~40~~ 35 acres without application of subdivision regulations.
2. Page 9: Added a residential strategy to develop a mobile home park zoning district and zone each existing, mobile home park subdivision.
3. Page 9: Removed a commercial strategy to develop consistent signage standards
4. Page 9: Added a commercial strategy to place existing commercial uses along U.S. 50 & 13 Highways into the commercial zoning district except where there may be existing land use conflicts with existing residential uses
5. Throughout the document: Incorporated suggested clarifying changes made by the Johnson County Health Services regarding water, waste water and other health regulations.

Final Draft Zoning Regulations incorporates the following changes:

1. Page 2 and Page 12 All of Article VII: Added MHP - Mobile Home Park Zoning District section to list of zoning districts established in Sec. 2.01, all of Article VII, and the Official Zoning Map.
2. Page 9, 10, 11, and 13: Changed term residential care facility to long-term care facility in all parts of the regulations.
3. Page 9, Section 4.03; Page 10 Section 5.03; Page 11 Section 6.03: Added group care facility as a conditional use in all districts where group home is listed as conditional use.
4. Page 13: Section 8.02 (q) & Page 14: Section 9.02 (q): Added multiple accessory single-family dwelling(s) as a permitted use in the commercial and industrial districts.
5. Page 17: Section 12.02: Added Grace Period for a period of one-year following adoption of these regulations for correction of initial errors to the zoning map....
6. Page 26: Article XVIII: Section 18.01.(E) & Page 38: Definition of "Subdivision" (E): Any number of sales, transfer or division of land provided all new tracts shall contain a minimum of ~~forty (40)~~ thirty-five (35) acres. From the adoption date of these Regulations, any tract of land may be divided once into no more than two (2) tracts, which may be less than ~~forty (40)~~ thirty-five (35) acres in size, provided each new tract shall comply with the minimum lot size for the zoning district in which it is located.
7. Page 31: Definitions: Adult Entertainment Facility: Modified to include a percentage of floor space devoted to retail and referenced the Missouri Criminal Code definition.
8. Page 33: Definitions: Added definition of Group Home and Group Care Facility
9. Page 35 and 36 Definitions: Added definition of mobile home and mobile home park
10. Page 36: Definitions: Added definition of long-term care facility
11. Throughout document: Manually renumbered the index and regulations text after adding the MHP district as a new Section VII.
12. Throughout the document: Incorporated suggested clarifying changes made by the Johnson County Health Services regarding waste water and other health regulations.

h. Continue with Public Hearing – Timekeeper to call initial Speaker - Acknowledge Recorder and Secretary VanSant: “Please step forward to the podium and state your name clearly for the record.....

I. (Optional) At 7:55 p.m. or last speaker on the list, Timekeeper remind the audience that those that wish to comment should sign in at the table in hallway.

VI. Recess Public Hearing – Reconvene Public Hearing at 7:00 p.m. on January 13, 2009 at the Johnson County Fairgrounds Community Building

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**Tuesday, January 13, 2009
7:00 p.m.**

AGENDA

- VI. Roll Call.
- VII. Motion to Reconvene – Action.
- VIII. Conclude Public Hearing – Note Time.
- IX. Review Comments Compiled - Determine Final Content of the Proposed Plan – Discussion – Action.
- X. Ratify Planning Process – Legal Counsel – Action.
- XI. Adopt Final Comprehensive Plan and Zoning Regulations – Action.
- XII. Recommend Final Comprehensive Plan and Zoning Regulations for Ballot to the Johnson County Commission – Resolution - Action.
- XIII. Temporary Planning Commission to present Resolution, Final Comprehensive Plan and Zoning Regulations to the Johnson County Commissioners – 11 a.m. on January 15 – Discussion.
- XIV. Final Act of this Commission - Adjourn Sine Die - Action.

Milestones in the Planning Process:

- April 2007:** Johnson County Commission acknowledges receipt of the Petition with over 1000 valid signatures.
- May 2007:** County Commission appoints the members of the Temporary Johnson County Planning Commission members and their alternates.
- June 2007:** Temporary Johnson County Planning Commission meets to organize and adopts a meeting schedule of the 1st and 3rd Tuesday of every month at 7 p.m.
- July. 2007:** Planning Commission continues to organize – Elects officers
- Aug. 2007 – Nov. 2007** Planning Commission hosts presentations from Economic Development, MU Extension, and many other resources for the educational benefit of the membership.
- Nov. 2007** Johnson County Economic Development proposes a low-cost support team approach to assist the Planning Commission.
- Dec. 2007:** Temporary Planning Commission discusses the need for a support team and agrees to try the support team approach with budget help from the County Commission.
- Jan. 2008:** Strategic Planning – Group Activity #1 – Visual Identification of Assets, Concerns and other points of interest.
- Feb. 2008:** Strategic Planning – Group Activity #2 – Introduction to Planning Definitions, Refine assets, concerns and other points of interests.
- Feb. 2008:** Soils and More Planning Terms – LESA – Group Activity #3
- March 2008:** Johnson County Health Ordinance – Planning for Waste Water systems
- March 2008:** Flood Hazard Areas – Maps & Ordinance
- April 2008:** Draft Principles – Discussed and submitted for County outreach
- April 2008:** Plan County Outreach – Organize – Schedule
- May 2008:** County Outreach meetings – Wrap up and Evaluation of Input
- June 2008:** Introduced Draft – Existing Conditions – Discussion.
- June 2008:** Worked on Goals, Objectives and Action Strategies – Defining Principles 8, 9 and 10
- July 2008:** Worked on Goals, Objectives and Action Strategies – Defining Principles 6, 7 and 11
- July 2008:** Worked on Goals, Objectives and Action Strategies – Defining Principles 2 and 3
- Aug. 2008:** Worked on Goals, Objectives and Action Strategies – Defining Principles 1, 4 and 5.
- Aug. 2008:** Drafted Future Land Use – Concepts for each Township Group.

- Sept. 2008:** Draft Goals, Objectives and Action Strategies from all 11 principles.
- Sept. 2008:** Draft Comprehensive Plan and Revised Future Land Use Maps
- Oct. 2008:** Chose to delay Draft Comprehensive Plan County Outreach until Draft Zoning and Subdivision Regulations can be developed.
- Oct. 2008:** Draft #1 – Zoning Ordinances.
- Oct. 2008:** Draft #2 – Zoning Ordinances.
- Nov. 2008:** Draft #3 – Zoning Ordinances and Draft #1 Subdivision Regulations
- Nov. 2008:** Draft #2 – Subdivision Regulations
- Nov. 2008:** Plan County Outreach – Organize – Schedule
- Dec. 2008:** Hold County Outreach Open Houses
- Dec. 2008:** Compile and Consider Open House Comments and Recommendations. As a result of comments and suggestions, changes are made to the Comprehensive Plan and Zoning Regulations.
- Jan. 2009:** Proposed Comprehensive Plan and Zoning Regulations are presented for public hearing.

POSSIBLE NEXT STEPS:

- Jan. 13, 2009:** Public hearing comments are considered for the final comprehensive plan and zoning regulations; Commission may adopt the comprehensive plan and zoning regulations and recommend these documents for ballot to the Johnson County Commission .
- Jan. 15, 2009:** Temporary Planning Commission presents documents to the Johnson County Commissioners.
- Jan. 2009:** Johnson County Commission continues to review documents as needed.
- Jan. 27, 2009** Deadline for the Johnson County Commission to certify the April 7 Ballot
If the comprehensive plan and zoning regulations are approved by a majority of the Johnson County Voters, then the existing members of the Temporary Planning Commission will act as the Planning Commission until the next county-wide election. At which time, the members of permanent Planning Commission will be elected by the Johnson County voters.