

Johnson County Planning and Zoning
Public Meeting
12/08/08; 2:00 – 4:00 p.m.
Johnson County Fairgrounds, Missouri

Written Comments

1. Its about time we get good zoning in this county to stop the blite that has been growing here. 800 road needs to be paved from the curve of JJ Hwy to 131 to the west.
2. Why are not owners of rural commercial property not allowed to reside on that same commercial property without a special variance.
3. No No No Dale White
4. Does extending the use of a non allowed structure mean you can't make it bigger or does it mean you can't make it last longer or look better. If so, why not
5. Due to current and worsening economic conditions and future economic uncertainty voting plans should be postponed for at least a year from this coming April.
6. Nothing but higher taxes Dan Hall
7. Larry Meyer Permanent foundation for mobile home – poured concrete – sq. footage – 900 sq. ft 14 x 70' set up by manufacture recommends 16' x 66' = 100 sq. ft. or state rec. anchored (see diagram on handwritten note.)
*Above comments are possible ways to regulate mobile homes.
8. Some of the information contained on the boards are some what disturbing as written. A better or clearer explanation be beneficial. The land split board is the most questionable.
9. From – Donna McKee
 - Although, not intentional, I feel the structure of this meeting was “divide & conquer.” There was not a “meeting” where we could all express our opinions to all of the committee members. I did not see one committee member “taking notes” on what anyone said. There was no way to gauge the opinion of the people attending.
 - #s would have really helped in ID-ing objectives
 - Also helpful to get copies or summaries to all voters – put in newspaper, etc – This meeting adds to the feeling that maybe some of you really didn't want our input! Why can Wbg residents vote on this & yet we can't vote on Wbg P&Z?
 - April is way too soon to vote on this! People I spoke with were interested in P&Z, but, like me, had missed the notices – I don't take the paper & had not heard about it from anyone. A postcard earlier in the process would have helped!
 - P. 5 “adult entertainment facilities” – what are these – bars, or adult “nudity” – type shows? – to me it's a big difference
 - “residential care fac & group homes” – once again are these nursing homes or sex offender homes?
 - P. 6 - roads, streets – we currently can't take care of the roads we have – why think about more? We need a “master” plan for roads & priorities do need to be set – however, this can be done without P&Z –
 - P. 6 - Public Water Supply -- #2 obj – not strong enough wording for developments –
 - P. 7 – Obj 1 – “accessibility” is already a concern in rural areas – fix what we have before doing new developments. Obj 3 – need to do more than “identify” if we do have P&Z
 - P. 8 – what about large agric operations – commercial – Tyson, etc? Will they be regulated at all?

- P. 10 – “permanent” foundations – could cost more than mobile homes. Why not “mobile home parks?” will the total # of mobile homes be limited?
 - P. 11 – “adult entertainment fac add “frequently” or every “3/6 mo” What about security? Concerned about “criminal” half-way houses
 - P. 12 – addl(?) public/private schools, day care centers, child/related use fac.
 - P. 16 – Obj 1 - #3 – encourage (strike this) require. Water sampling . . .
 - P. 23 – infrastructure . . . make sure existing bldgs are inspected bef. Jumping to more new construction –
 - P. 9 – “Regulations” pages – “conditional uses” these listings need to be clearly defined
 - More of explanations – lots of “none specified”
 - P. 12 – 5 ft high fence – high enough?
 - P. 14 – Sect. 10.02 – trash storage? Lighting?
10. We are pleased to see the interest and commitment shown by this committee for our county. Thank you! If there was any way to limit or eliminate the in the future that would be a good thing. I wonder about road improvement? Any chance of that?
 11. I am glad that we are holding these Open Houses to get information to the public. The issue of Building Codes for new construction of Residential & Commercial buildings is more important than P&Z. The limitations on sub-division are unreasonable. A limit of 40 acres is not enough to allow an individual the opportunity to divide their land into residential lots! Kevin Baker; 480 NW 13 Hwy; Warrensburg, MO
 12. Why is the county trying to take this on where they can barely pay their bills? The cost of this would be huge and you are just going to tax everyone when we can barely make ends meet as it is. Why should the county or some commission be able to dictate what I can do with property that I have bought and pay the taxes on?
 13. I would like to see a documented plan for future change approvals. Will changes to the plan, if passed, be voted on or simply left to the commission to decide? I would only support this if changes are voted on by JoCo residences.
 14. Why not a public vote on future amendments
 15. No future changes or amendments to zoning ordinances without public vote.
 16. No amendments if passed to current regulations without Public vote. No future amendments without public vote.
 17. I do not like the limit on deviding your ground up for your kids of just 1 time on 40 acres.
 18. CAFO’s must be kept out of the Co. – state regs do not address this problem – Can’t you control by # of feet from residences, schools, the public in general. Junk yards – must having fending to block view
 19. I understand that some things are not wanted but for the most part “stay out of my business” Health & welfare is reasonable but not what I can do, when I can do it & how I can do it. That is none of your business.
 20. It just worries me. The terms “changes are . . .” “probably . . .” “why wouldn’t they? (the zoning commission” make me wonder what will happen when we get ready to build on our property. We need some regulations but I don’t like to be controlled. I know this is a difficult process and thank you for your time
 21. We bought & moved to Johnson County several years ago because it was what we wanted in a place to live. We left an area that had the sort of things that this proposed encroachment of freedom proposes.
 - Red Flag – Quotes from your signs:

- “. . . permits may be required.”
- “Regulations are established . . .”
- “Ensure safe housing for residents . . .”
- “. . . helps ensure predictable, orderly, and contiguous growth . . .”

We do not want your “Regulations,” “Permits,” inspections, rules and addition of paid inspectors to enforce them.

22. I think it is poor that the meeting in our area was scheduled for 2-4 p.m. – a time I am normally at work. (I’m sure others are too.) It is also when kids are getting home. It appears we were targeted not to have much input from our area.

I’m fully against zoning. A petition signed by 2,000 people is forcing 50,000 or more to deal with this.

There are no options presented on how to stop this.

A statement at station #2 says: Minimize potential negative impacts from adult ent., residential care, and group homes. Yet the Q&A sheet on question 2 says zoning will not keep it out. Huh? You can’t say both things. Paul Hunting

23. Because of difficult financial times, don’t put this on the ballot now.
24. This is a bad idea. How do you pay for it? After a zoning ordinance is passed, how will it be changed?
25. County signs for names of creeks – old town sites.
26. When something isn’t broke, don’t fix it. Johnson Co. has been fine to this point. Let government come in and we will be in a lot of trouble. Please don’t change it.
27. I am supportive of zoning to protect property values – support the residential zoning for Z Highway & intersection of Z & 50 Highway
28. I pay about \$3,000 a year in taxes and my road 625 does not get any grading or rock except by me.
29. Clarification on how many times a larger tract 20 acres can be divided. Also, clarification on your flood section – how does this pertain to FEMA/SEMA & some topography allows for single family residences or tops of hills can still be functional. Call w/questions Julie Doerflinger 747-1800
30. This is an incomplete and ineffective plan. In order for any P&Z plan to be effective, if the residents of the county are truly concerned with safety & security it should contain minimal building codes. Also, if landowners determine to split their farms and sell 3-5 acre lots, as long as there are adequate water, sewer, 7 electric available they should be able to do so, eminent domain laws have already proved detrimental to land owners. I don’t want a county P&Z unless everything is very clearly spelled out – Not just what P&Z is going to do, but the rights of the landowners. Codes listed (And enforced.) Goorgianna Richardson 429-3349
P.S. I have read the latest draft plan – It leaves a lot ot be desired. Suggest you review either Rock Island or Henry Counties (ILL) P&Z
31. Question 4. We should allow people to live in a mobile home without a permanent foundation for a period of time if they have plans to build a house.
32. What is to keep the currently proposed zoning plan from being changed by future commissioners? I would propose a 10 year moratorium on County Zoning Plans should this fail. This is to help conserve our county tax dollars instead of having them squandered on more plans that our county does not want. Please respond to damurphy@iland.net