

Johnson County Planning and Zoning
Public Meeting
12/11/08; 6:30 – 8:30 p.m.
Kingsville Baptist Church, Missouri

Written Comments

1. Single family residential in commercial. Mike Hodges all commercial. Grace period -- for existing uses that are not on maps.
2. What a joke of a meeting!!!
3. Powell Garden is a pay for use land with 3 government funded lakes which was built by the government. Powell garden benefit from the lakes or water cannot fish or use lakes. It is not public land.
4. How many members of the board would have to be farmers? Farmers being defined as having to make at least part of their income from the farm.
5. I appreciate the volunteers and county officials putting the time toward planning a working plan to protect the farmer & land owners.
6. The devil is in the details! We don't know the details yet.
7. Many of us moved out here to get away from all the zoning regs in the cities. If we are a problem for a neighbor, it can generally be worked out. As soon as govt. gets involved the landowner usually winds up on the short end of the stick. What happens if years down the road may not make the people very happy. I hate to see this started because no one knows where it will end, and I no longer have any trust in government. W. L. Bingham
8. Vote NO.
9. What do we have to _____ (reen?) the county with more bureaucracy?
10. No!
11. NO!
12. Would zoning/bldg. standards apply to renovation of a bldg in Kingsville – for a church? D. Mc _____ (Mc Curdy?)
13. P. 25 E needs clarifying. It sounds like you have to by 40 acres to start with – It sounds like you couldn't sell part of a 20
14. Must be written –
Does not affect
Agricultural land,
Does not affect
Buildings on farm ground
Any road that has a county number “must” be maintained by the county.
All dead end county roads “must” be graded when the main road is graded. Not just graded when they feel like it.
Skin clubs – should not use names that draw the attention to children – example “playhouse”
(How will this new plan affect property taxes?)
15. Our concern is we have a 10 A track zoned res. and an adjoining YOA zoned Ag. We do not know what is best to do for the future. James & Susan Richards; 408 NW AA Hwy.; Kingsville; 816-697-4040
16. What about abandoned property? New zoning laws override existing property restrictions (Cypress Acres.) Is anything grandfathered in?

17. All houses are occupied on 1711 Road. We were told that when 80% of the homes were occupied that the county would take over maintenance. So far the county has not taken over maintenance. Please pass this on to the commission.
Regulate skin club signs – these signs are R-rated.
Regulate
18. No. Leave to country alone. If you want to live in the city then move to the city.
19. NO!
20. No changes are needed.
21. I don't like voting in a board of commissioners without knowing what regulations/rules/laws they will saddle us with. Words like 'regulation,' 'regulate,' 'minimize,' etc. are all through this booklet but we have no idea what the regulations might be until after the vote! We are asked to buy a pig-in-a-poke. Who defines words like 'diligent' (article II p. 7) or 'morals' (II p. 6) or the other terms in the booklet?
22. The forty acre split, I question a little for these reasons.
 - a. Forty acres is too much to take care of for most people.
 - b. Forty acres is not big enough to make a living on.
 - c. In some cases there are more children than 40 acres.
23. Vote No
24. Restrictions on dividing farm to leave to heirs – not in favor of limiting to a min. of 40 acres per plot. Donna Harper; 816-597-3589; 1832 SW 275; Kingsville, MO
25. Please provide details as to how this would be funded ASAP (should it pass in April) right from day one. What staff, expenses, etc. are anticipated? PLEASE publicize that the P&Z rules only address the physical locations of properties, NOT the appearance of these properties – this won't help make the county less trashy looking where it already is. That is a health dept. issue! Art. 1, Sect. 1.04 #a . . . morals refers to nightclubs, not other morals – is this clear?
26. Regulate Exotic dance/drinking clubs more strictly (since we can't get rid of them legally.) Is rated "R" material ok for kids on signs?
Include a change/statement that encourages alternative fuel usage – wind turbines.
Change 1711 Rd and others like it to include county maintenance – grade, snow, etc. We pay taxes, too.
Be explicit – does not impact farm ground _____ (building?).
How will this impact our taxes – specifically? \$ amount.
Now – How do we change city ordinances to end smoking in restaurants?
27. I have 34 acres at 54 NW 1501 Rd. Please leave this 34 acres zoned agriculture – Glen Lee__y (?) Thanks
28. Keep commercial closer to city
Thanks for station #3 but don't forget the sheep.
Keep incoming housing developments in or very near the buffer zones to our cities
Keep our land as Ag property.