

SHAWNEE COUNTY PLANNING COMMISSION

AGENDA

Monday – March 09, 2009
6:00 P.M.

Shawnee County Annex
1515 NW Saline Street
First Floor Conference Room
Topeka, Kansas 66618

General Information:

- The Shawnee County Planning Commission holds a public hearing on the second Monday of each month to consider certain zoning, conditional use permit, subdivision, and other related proposals as may be required by laws of the state or county.
- The following agenda identifies and describes each proposal to be considered by the Commission.
- Please refer to the attached Hearing Procedure governing the rules of conduct and the manner in which individual items will be heard.
- Unless continued, all **zoning** and **conditional use permit** matters on this agenda will be considered by the **Shawnee County Commission on Monday, March 30, 2009 at 9:00 A.M. in the Shawnee County Courthouse, Room B-11, Topeka, Kansas.**

THE NEXT PUBLIC HEARING IS SCHEDULED FOR

MONDAY, April 13, 2009

**Members
Of The
Planning Commission**

Dave Macfee, Chairperson

Bruce Henriksen, Vice-Chairperson

Kurt Young

Michael Murray

Nancy Johnson

Planning Department Staff

Barry T. Beagle, AICP, Planning Director

Gloria Obregon, Administrative Assistant

Anna M. Ortega, Zoning Administrator

Carol Henderson, Permit Specialist

Shawnee County Planning Commission

AGENDA

Monday, March 09, 2009

- A. Call to Order and Announcement of Hearing Procedure
- B. Roll Call and Declaration of a Quorum
- C. Approval of Minutes for February 09, 2009 Public Hearing
- D. Communications
- E. Ex parte Communications by Members of the Commission
- F. Declaration of Conflict of Interest by Members of the Commission or Staff
- G. Zoning and Subdivision Items
 - 1. **CU09/02 by Kansas Department of Transportation (CONTINUED)** requesting a Conditional Use Permit to establish a public use facility (highway maintenance and storage facility) on property currently zoned "RR-1" Residential Reserve District and located at the southeast quadrant of SE K4 Highway and SE US 40 Highway in Tecumseh Township.
 - 2. **CU09/01 by Webb M. & Julie A. Garlinghouse (CONTINUED)** requesting a Conditional Use Permit to establish an outdoor recreation facility on property currently zoned "RR-1" Residential Reserve District and located about the southwest corner of SW 53rd Street and SW Indian Hills Road in Mission Township.
 - 3. **CU09/03 by the Metropolitan Topeka Airport Authority** requesting a Conditional Use Permit on behalf of the Shawnee County Sheriff's Office to establish a firing range and training facility on property currently zoned "RR-1" Residential Reserve District and located north of SE 77th Street and west of SE California Avenue on Forbes Field in Williamsport Township.
 - 4. **CU09/04 by Waste Management of Kansas, Inc. (CONTINUED)** requesting a Conditional Use Permit to establish a private utility facility to convert landfill gas to energy on property zoned "RA-1", Rural Agriculture District and located on the north side of NW 70th Street and approximately one-half mile west of US 75 Highway in Menoken Township.
 - 5. **SP91/04A by Mid States Materials, LLC** requesting to amend the Conditional Use Permit to establish an asphalt plant and ready mix concrete plant on property zoned "RA-1", Rural Agriculture District and located at the northwest corner of SE 45th Street and SE Woodring Road in Tecumseh Township.

H. Public Comment on Non-Agenda Planning and Zoning Items

I. Discussion of Planning Related Issues

J. Adjournment

Hearing Procedure

Welcome! Your attendance and participation in tonight's hearing is important and ensures a comprehensive scope of review. It is because of the significance of this proceeding that everyone understands the hearing procedure.

Each item appearing on the agenda will be considered by the Shawnee County Planning Commission in the following manner:

1. The Planning Department staff will introduce each agenda item and present the staff report and recommendation. Commission members will then have an opportunity to ask questions of staff.
2. Chairperson will then call for presentation by applicant followed by questions from the Commission.
3. Chairperson will then call for public comments in the following order:
 - ❑ Comments of those speaking in favor
 - ❑ Comments of those speaking in opposition

Each speaker must come to the podium and state your name and address for the record. The Chairperson reserves the right to establish a time limit for all speakers to afford everyone the opportunity to speak and in consideration of other items appearing on the agenda. At the conclusion of each speaker's comments, the Commission will have the opportunity to ask questions. The applicant will be given the opportunity for rebuttal and make concluding comments. The Chairperson reserves the right to allow additional testimony from proponents and opponents after all initial comments are made.

4. Chairperson will close the public hearing at which time no further public comments will be received. Commission members may then discuss the proposal and ask further questions of staff.
5. Chairperson will then call for a motion on the item, which may be cast in the affirmative or negative. Upon a second to the motion, the Chairperson will call for a role call vote in which Commission members will then vote yes, no or abstain.

Each item appearing on the agenda represents a potential change in the manner in which land may be used or developed. Significant to this process is public comment, which affords the Commission with information essential for making a determination. Your cooperation and attention to the above noted hearing procedure will ensure an orderly meeting and afford an opportunity for all to participate. Please Be Respectful! Each person's testimony is important regardless of his or her position. *All questions and comments shall be directed to the Chairperson from the podium and not to the applicant, staff or audience.*