

SHAWNEE COUNTY BOARD OF ZONING APPEALS AND SHAWNEE COUNTY PLANNING COMMISSION

AGENDA

**Monday, August 13, 2018
6:00 P.M.**

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

General Information:

Shawnee County Board of Zoning Appeals:

- The Shawnee County Board of Zoning Appeals is an independent body appointed by the Shawnee County Commission to hear and decide requests for appeals, variances and exceptions. The Shawnee County Planning Commission has been designated by the Shawnee County Commission as the Board of Zoning Appeals. The action of the Board of Zoning Appeals is final unless appealed to district court within 30 days of the final decision of the Board.

Shawnee County Planning Commission:

- 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 Planning Commission conducts an informational meeting with staff at 5:00 p.m. prior to the 6:00 p.m. public hearing. The information meeting is held in the Planning Department and is open to the public.
- 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.

THE **NEXT PUBLIC HEARING** IS SCHEDULED FOR

Monday, September 10, 2018

**Members
Of The
Planning Commission**

Judy Moler, Chairperson

Brian Aubert, Vice-Chairperson

Chad Depperschmidt

Jerry Desch

Jake Fisher

Matthew McCurry

Christi McKenzie

Planning Department Staff

Barry T. Beagle, AICP, Planning Director

Anna M. Ortega, Zoning Administrator

Joelee A. Charles, Administrative Assistant

SHAWNEE COUNTY BOARD OF ZONING APPEALS

AGENDA

MONDAY, AUGUST 13, 2018

6:00 PM

- A. Call to Order and Announcement of Hearing Procedure**
- B. Roll Call and Declaration of a Quorum**
- C. Approval of Minutes of the June 11, 2018, 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. Public Hearing Items**
 - 1. E18/02 by Chris Helm** seeking an exception to the accessory building maximum building area allowance on property located at 4531 NE Meriden Road in Soldier Township.
- H. Public Comment on Non-Agenda Items**
- I. Adjournment**

Shawnee County Planning Commission

AGENDA

Monday, August 13, 2018

- A. Call to Order and Announcement of Hearing Procedure**
- B. Roll Call and Declaration of a Quorum**
- C. Approval of Minutes for April 16; April 30; May 8; May 14; May 22; June 4; June 11; June 20, 2018, Public Meetings**
- 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 Item**
 - 1. CU18/05 by Robert J. & Suzanne M. Sachs** seeking a Conditional Use Permit to establish a fishing preserve for commercial recreational purposes on property zoned "RR-1" Residential Reserve District and located at 118 NW Hodges Road in Silver Lake Township.
 - 2. Z18/01 by David A. & Christine R. Smith Trust** requesting to amend the District Zoning Classification from "RR-1" Residential Reserve District to "M-1" Two Family Dwelling District on property located at 8229 SE California Avenue in Williamsport 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 roll 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.*