

Jackson County Planning Commission

Meeting Minutes

March 8th, 2007

I. Call to order

Bob Marney, Chairperson, called the March 2007 meeting of the Planning Commission to order at 7:00 pm on March 8th, 2007. The meeting was held at the Jackson County Senior Citizens Center, 312 Pennsylvania Ave., Holton, Kansas.

II. Roll call

Commission members present included, Bob Marney, Bernie Clark, Jim Jones, Melvin Bailey, Joe Conley, Don Schuyler, William Cokeley and Darrin Reith Zoning Administrator/Secretary. Also present, Richard Varner, Robert Holt and around 25 members of the community.

III. Approval of minutes from last meeting

After reviewing the minutes from the December meeting Joe Conley made a motion to approve the minutes. The motion was seconded by Melvin Bailey. All present voted to approve said minutes.

IV. New business

Richard Varner, Zoning Change from A-1 to I-2:

Darrin Reith presented the application, stating that Mr. Varner's intended use of the property was for a used car business and for wholesale used parts; he also intends to tow vehicles for insurance companies and store those vehicles on site for a short period of time.

Bob Marney opened for public discussion/comment:

Matt Clayton voiced concerns about what the I-2 zoning district would open the door to for future owners of the property. Matt also stated that even though there is some business/industrial operations in the area that this application would not fit the surrounding area.

Carl Jarboe stated that what Mr. Varner is proposing is probably a less unpleasant business than what the nursery was. Stating that the nursery was open 7 days a week, receiving semis all week long, handling chemicals and fertilizer etc...

Wayne Cappleman stated concerns about the future, what could happen with the property under a I-2 zoning.

Mr. Wease stated concerns about possible run off. If the cars were leaking fluids etc.

Darrin Reith inserted comments he received from those who were unable to attend the meeting. David Powell wished to see the zoning be applicable to the suggested use and not transferable.

Bob Marney closed public discussion/comment and opened the table to discussion from the commission members. After some discussion a motion was made to approve the application changing current zoning of the property from A-1 to I-2, Don Schuyler seconded the motion, all present voted in favor.

Robert Holt, Zoning Change from A-1 to I-2

Darrin Reith presented the application stating that the property is located on 154th Road to the East and South of Mayetta. The applicant's intention is to operate a towing business at the property.

Bob Marney opened for public discussion/comment:

Tomas Green stated that the area is presently mainly residential, and that although a towing business doesn't sound that bad, the other businesses that are allowed (in I-2) are "terrible". Karen Immenschuh voiced concern about the effects on their property values. Don Gabel is worried about excess traffic and noise, as well as property values. Susan F. stated concerns about the condition of the road itself and how it would hold up to the possible extra traffic. Duke Divine voiced concerns with the road and the fact that the area is mainly residential, no room for industrial in a residential area.

Karen Holt spoke favorably about the venture that her son is proposing; stating that she herself has plans to build a new home soon and doesn't feel this operation will hurt her property value.

Darrin Reith had received a few phone calls from neighbors who would be out of town but still wanted their views heard; Elizabeth McCourtie is concerned about the possible effect on their property values, and if approved would like to see it restricted to Mr. Holts ownership, non-transferable. Nancy Nobel stated concerns about the present condition of the property and feels that it will get even worse if they are towing vehicles, also concerned about property values.

Bob Marney closed public discussion/comment and opened the table to discussion from the commission members. After some discussion a motion was made to deny the application, Bernie Clark seconded the motion to deny, all present voted in favor to **deny** the application changing the current zoning of the property from A-1 to I-2.

V. Adjournment

Don Schuyler motioned to adjourn, Melvin Bailey seconded, all present voted in favor to adjourn. Meeting was adjourned at 8:00 pm.

Minutes submitted by: Darrin Reith

Minutes approved by:

