

Notice of Meeting

Harper County/Cities Joint Planning Commission *and*
Joint Board of Zoning Appeals
Harper Senior Center, Harper, Kansas
April 16, 2013, 6:00 p.m.

A G E N D A

Chairperson Dusty E. Albright, Presiding (Conservation District)
Melissa M. Reynolds, Vice-Chairperson (Danville)
Teresa J. Goetz, Secretary (Harper)
Jerry K. Dusenbury, Member (District 1)
Matthew A. Booker, Member (District 2)
Ernie H. Schmidt, Member (District 3)
Steve D. Bellesine, Member (at large)

- 1) **Call to Order:**
- 2) **Roll Call:**
- 3) **Approval of Agenda:**
- 4) **Approval of Minutes:**
 - A. Planning Commission and Board of Zoning Appeals Minutes of March 19, 2013 Meeting (Enclosed) - *Submitted by Jackie M. Keim, Recording Secretary*
- 5) **Discussion with the Board of County Commissioners regarding the Bylaws for the Harper County/Cities Joint Planning Commission.**
- 6) **Application of Final Plat for a Small Tract for White Iron Subdivision located in the North Half of Section 6, Township 32, Range 6 West. Located at 149 NE 100th Rd, Rural Harper, Kansas**

Applicant: Jeanette Montague, Jeanette Misak, Lonnie Barker and Hugh Barker
Agent: Ed Roberts, Real Estate Resources
(Subdivision Report Enclosed)
- 7) **Public Hearing: Case No. SU-03-2013** Special Use requested to establish a 195' wireless communications facility in the A-3 Agricultural Transition District.

Location: West of Harper Industries and East of Monroe Street, outside of Harper, Kansas.
Applicant: Spring Creek Enterprises, LLC
Agent: Horvath Communications/Brian Ramirez
(Special Use Check List and Report Enclosed)
- 8) **Joint Board of Appeals:** Motion to recess the Joint Planning Commission and convene the Joint Board of Zoning Appeals.

- 9) **Public Hearing: Case No. BZA-V-04-2013** Requesting three individual variances of 1) Lot width reduction of 6.5 feet from the required 80 feet lot width limitation, 2) Front yard setback reduction of 2 feet from the required 15 feet front yard setback limitation, and 3) Lot size reduction of 1,841.5 square feet from the required 10,000 square feet lot size limitation for the purpose of constructing a manufactured home on property zoned as the R-1 Single-Family Residential District.

Location: 816 E US Highway 160, Danville, Kansas
Applicant: Charles Olivier Trust
Agent: Barbara Shrum, Trustee
(*Variance Check List and Reports Enclosed*)

- 10) **Joint Board of Appeals:** Motion to adjourn the Joint Board of Appeals and reconvene the Joint Planning Commission.

- 11) **Public Hearing: Case No. Z-05-2013** Proposed change of zoning district classification from the A-2 Agricultural District to the I-1 Light Industrial District.

Location: 454 W US Highway 160, Harper, Kansas. Approximately 5 ½ miles East of Attica, Kansas.
Applicant: Mark Yoder
(*Zoning Check List and Report Enclosed*)

Note: The following items will not be heard before 8:00 p.m.

12) Zoning Administrator's Report

- A. Permit Activity
- B. Proposed Zoning Regulation Change – Truck service on agricultural land.

13) Unfinished Business:

- A. **Comprehensive Plan Discussion – Set Focus Group Attendees**

14) Adjournment:

CC: Joint Planning Commission and Board of Zoning Appeals Members, Zoning Administrator, County Commissioners, County Administrator, County Clerk, County Solid Waste Manager, County Attorney, County Sanitarian, County Extension Agent, Economic Development Coordinator, Sunflower RC&D, City Clerk Liaison Representatives, Planning Consultant, City of Anthony P & Z/ED Coordinator, Applicants, Agents and Persons Requesting Copies

Note: Planning Commission Members:

If you are unable to attend, please call 620-842-6018 by 2:00 p.m. Friday, April 12, 2013