



Pottawatomie County Planning Commission

Andrew Klein - Chair
Tim Diederich - Member
Jared Cox - Member

Shellee Maginness - Vice Chair
Armon Bosse Jr. - Member
Robert Boyd - Member
Norm Stutzman - Member

Marcie Wood - Secretary
Michael Heigert - Member
Doug Kern - Member

Agenda

Date: April 18, 2019
Time: 7:00 P.M.
Location: Pottawatomie County Office Building - Sunflower Room (Basement)
612 E. Campbell St.
Westmoreland, KS

1. Call to Order - Roll Call
2. Public Comments – *Non Agenda Items Only*
3. Consent Agenda - *Items are those of a routine nature and will be approved by one motion, without separate discussion. Commission members may ask questions or accept questions from the floor. Members may request an item be removed from the Consent Agenda and added at the end of the Regular Agenda for more discussion.*

None
4. Approval of March 21, 2019 Meeting Minutes
5. Adoption of the Regular Agenda
6. Regular Agenda
 - A. County Comprehensive Plan – Discussion
Joint meeting with the Comprehensive Plan Steering Committee
and The Board of County Commissioners
7. Adjournment



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Meeting Minutes for March 21, 2019

In Attendance: Armon Bosse Jr.
Marcie Wood
Norm Stutzman
Tim Diederich
Michael Heigert
Doug Kern
Andrew Klein

Location: Public Works Building
Sunflower Room
612 E. Campbell St.
Westmoreland, KS

Absent: Robert Boyd
Jared Cox
Shellee Maginness

Staff: John Keller - County Planner
Gregg Webster - Zoning Administrator
Peter Clark - Public Works Director

Call to order

Andrew Klein called the meeting to order at 7:00 P.M.
The roll was called by Marcie Wood, with members being present as shown.

Public Comment

There was no public comment on non-agenda items.

Consent Agenda

There were no items on the consent agenda.

Approval of February 21, 2019 Meeting Minutes

Doug Kern made a motion to approve the minutes as written. Wood seconded the motion and it was approved unanimously.

Regular Agenda

JR Bosse made a motion to approve the agenda as presented. Michael Heigert seconded the motion and it was approved unanimously.

Final Plat Review - Enclave at Heritage Hills

John Keller presented the staff report on the plat.

He explained the location of the subdivision, number of lots, lot sizes and the mixture of single family residential and duplex lots.

He talked about the preliminary plat of Heritage Hills, which was approved in 2018.

He discussed the easements and building setbacks, along with the drainage.

He noted the tracts shown for open space / common area and a tract that will be conveyed to the County to be used for a regional storm water detention facility.

He stated the plat has been reviewed by County staff and found to be in compliance with the subdivision regulations and with the preliminary plat.

Peter Clark further explained the regional detention pond structure.

Wood made a motion to approve the final plat for signatures when the final copy is completed.

Heigert seconded the motion and it was approved unanimously.

County Comprehensive Plan Draft - Review

Keller presented a list of topics for discussion, including:

- The "Quarter-Quarter" Rule – permitted housing density in the more rural area.
- Keeping growth along the Hwy 24 Corridor and in and around the cities.
- County Capital Improvements Program
- Prioritizing road improvements and a pavement management program.
- Zoning and Subdivision regulations changes.
- Biking and hiking trails.
- Participation on the Manhattan Urban Area Planning Board (MUAPB).
- Preserving prairie land.
- Preserving more open space in developments.
- Create a Thoroughfare Plan Map.

Clark further discussed the Capital Improvements Program.

He also expanded on the creation of a Thoroughfare Plan Map.

He felt a future road network plan was as important as the future land use map as it helps guide development patterns.

Keller explained the make-up of the MUAPB. He noted the Manhattan Urban Area Comprehensive Plan, which covers a portion of Blue Township, has a recommendation in it for Pottawatomie County representation on the Board.

He stated it has been discussed several times in the past, but there was no support to do so, by both the Planning Commission and the County Commission.

He explained that past concerns were, small representation on that Board and that the County Planning Commission would lose local control over zoning matters in that area.

He noted that the County Commission would still have the final approval on zoning changes and development projects, as they do currently.

Planning Commission felt it was important to preserve prairie land / agricultural land, & open space in developments.

They agreed that growth should be directed to the areas of growth within the Hwy 24 Corridor and around the cities.

They felt parks and recreation areas should be required with each development.

Kern questioned whether it would be better to look at a larger tract for a centralized park.

Wood stated the County would have to have a Parks and Recreation Dept. and would then be responsible for maintenance, etc.

As there was no further discussion, the meeting was adjourned.



Comprehensive Plan Topics for Discussion

Below are some of the major topics addressed in the plan. Some of them, like the Capital Improvements Program, encompass many different recommendations (10-12 total), others, like the Manhattan Urban Area Planning Board, only discuss one recommendation, but that recommendation may not have been discussed much during this process and should be thoroughly vetted.

The topics and the page numbers on which they are discussed are as follows:

1. Keep growth along the Highway 24 Corridor and existing cities (pages 10, 11, 81): This is something that came up repeatedly during the planning process. Keep growth where it is, and preserve the rest.
2. Capital Improvements Program (pages 45, 46, 49, 57, 58, 59): This, along with the component programs (pavement management plan, thoroughfare plan, utility master plan, etc), may be the single most recommended program in the comprehensive plan.
3. Zoning and subdivision regulations changes (page 12, 13, 27, 31): One of the first things that will follow the adoption of the Comprehensive Plan is review of our zoning and subdivision regulations to make sure they follow the plan's recommendations. This would include the Quarter-Quarter Rule, although the plan recommends no immediate changes to that regulation.
4. Biking and Hiking Trails and Green Space preservation (pages 42, 47, 84, 92): During this planning process, active transportation and green space were consistently prioritized more highly by the public than by the planning commission or Board of County Commissioners.
5. Manhattan Area Planning Board (page 61): Just prior to beginning this process, staff discussed joining the Urban Area Planning Board. At the time, planning commission seemed open to the idea. This plan places a high priority on joining the planning board.
6. Preserving prairie land (pages 81 and 88): The plan makes several recommendations for how to preserve prairie land in the county.