MARION COUNTY, KANSAS
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MARION COUNTY COURTHOUSE

August 15, 2005

Marion County Planning/Zoning Board
Marion County, Kansas

Planning/Zoning Chairman and Members,

The Marion County Board of Commissioners wish to request that the Board review and comment on the following proposed changes to the Marion County Zoning Regulations.
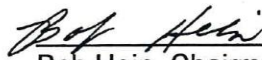
a. Lots as small as three acres may be zoned for residences provided water well and septic systems will fit in that prescribed acreage. Ref: James Kaup's letter-the 5 acre plots are changed to 3 acre.

b. Lots do not need to be on RS roads, but for those that are not, there will be an assessment per James Kaup's letter.

c. There shall be no restrictions pertaining to a rural water system.

d. Restrictions need to be in place concerning livestock on reduced acreage.

e. Restrictions need to be in place to preclude multiple small acre plots adjacent to each other, (if a subdivision of sorts) Ex: ten 3 acre plots on 30 acres.

f. A time limit after rezoning to start and complete construction. This is to preclude large scale speculative small acre land purchases.

g. Ensure a strong agricultural disclaimer.

The Board of County Commissioners does not agree that the statement concerning net density (1 residence per 40 acres) restricts home sites to a minimum of 40 acres in the Comprehensive Plan. In several places 3 or 5 acre parcels are permitted providing the net density of 1 residence per 40 acres is observed. Net density and minimum acres are considered two separate issues. This needs to be clarified.

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We ask that you place this on your agenda for discussion at the August 25th meeting.
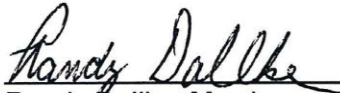
Thank you.

Bob Hein
Bob Hein, Chairman

Dan Holub
Dan Holub, Member

Randy Dallke
Randy Dallke, Member

References:

1. James Kaup Letter Drafted July 13, 2005

2. Rural Directory-West Branch Township-Multiple home sites per section