

MARION COUNTY
PLANNING COMMISSION/BOARD OF ZONING APPEALS
AGENDA

March 22, 2018

Planning & Zoning Office
203 S. Third Street
Marion, Kansas

7:00 PM

- Item 1: Call to Order and Roll Call
- Item 3: Record of Proceedings of the March 8th, 2018 Meeting.
- Item 4: Case No. PC-18-01, Application for a Conditional Use Permit, filed by Kevin and Michele D. Carter to convert a barn to a residence and retain the existing residence for use as an art studio at 2166 Remington, Marion, Kansas.
- Item 5: Discussion concerning revisions to the Marion County Zoning Regulations, Article 10-
Floodplain District
- Item 7: Adjournment

Email Bylaws

**MARION COUNTY
PLANNING COMMISSION & BOARD OF ZONING APPEALS**

RECORD OF PROCEEDINGS

March 22nd, 2018

**Members
(Present)**

Jeff Bina
Dwight Flaming
Derek Belton
Jim Schmidt
Mel Flaming
Kathy Inlow
William Kroupa

**Members
(Absent)**

Brad Vannocker
Marty Dalke

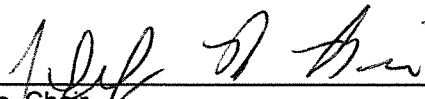
**Staff
(Present)**

Emma Tajchman
Sharon Omstead
Russ Ewy

1. **CALL TO ORDER & ROLL CALL**~ Bina called the meeting to order at 7:01pm with 7 members and 3 staff present. Vannocker and Dalke absent.
2. **APPROVAL OF MINUTES**~ Belton made a motion to approve the March 8, 2018 Record of Proceedings as presented. M.Flaming seconded, motion carried unanimously (7-0).
3. **New Business**~ **Case No. PC-18-01 Application for a Conditional Use Permit, filed by Kevin and Michele D. Carter to convert a barn to a residence and retain the existing residence for use as an art studio at 2166 Remington, Marion, Kansas.** Notice of the Public Hearing was published on February 28th, 2018. Notification letters were sent to property owners within 1,000 feet of the affected area. There was no outside response from the public. Kevin & Michele Carter were present for this portion of the meeting. Kevin stated that Michele's parents' health is declining. They plan to move their parents in with them to help with their care. The barn is big enough for all of them but the current residence is not. The lagoon was built recently and was plumbed to the barn for future use. The current residence is proposed to be an art studio, gallery & potentially retail area for Michele's artwork and antiques. A contractor will do most of the work to the barn and Kevin will finish it out. The Carters would like to restore the barn anyway, this is a good way to make that possible. Discussion was opened to the public (no comments). Tajchman gave the Staff Report. She mentioned there are two wells on the property, one will be used for consumption. The lagoon is sized accordingly, but vegetation needs to be cleaned out and maintained. From a zoning perspective, Tajchman feels there is not a negative impact for the area. There is potential for retail in that area; a fair amount of traffic travels Remington road. Tajchman suggested revisiting the area to review the plan. The barn needs a lot of work to make it livable. She is concerned about it getting done in a timely manner. D.Flaming asked about the floodplain in the area & how this plan affects it. Tajchman pointed out the floodplain is outside of their property line (except a couple of feet in one corner of the property). M.Flaming asked if there are regulations against two families living in one house. Tajchman- no, both families can live in one structure. Ewy- typically, if it is blood relation, the term 'family' really cannot be challenged. If multiple families who are not blood related are living in one structure, that may be a zoning issue. Multi-generational families are allowed. Tajchman suggested approval of the Conditional Use Permit. Bina called for any other questions or comments (none). D.Flaming made a motion to suggest approval for Case No. PC-18-01 (stated out). Belton seconded. The motion carried unanimously (7-0). Tajchman explained that this is a recommendation from the Planning Commission Board and the case will go to the Board of County Commissioners (BOCC) for a final decision on April 9th, 2018.

4. **Discussion concerning revisions to the Marion County Zoning Regulations, Article 10- Floodplain District.** Notice of Public Hearing was first published on February 28, 2018. Notification letters were sent to City and Township Officials in the County. There was no comment from the public. Inlow inquired about the process. Omstead presented the letter from FEMA (Federal Emergency Management Agency), addressed to the County Commission. Four Flood Insurance Rate Map (FIRM) Panels were updated and will go into effect July 19, 2018. FEMA requires the County Regulations reflect the date when the FIRM was updated. There were a few other items that needed to be updated in the current regulations- such as the definition for Base Flood Elevation. A draft copy of the amended regulations was sent to the Division of Water Resources, Kansas Department of Agriculture, and approved by the Chief Engineer. A red-line copy of the changes were provided to the Board in advance of this meeting for review. Belton moved to approve the amendments as presented. Kroupa seconded. The motion passed unanimous (7-0). This item will be presented to the BOCC on April 9th, 2018. Once officially adopted, a signed copy of the regulations and supportive documents are sent back to FEMA.
5. **Old Business~ (None)**
6. **Off Agenda Items~**
Planning Commission Bylaws will be discussed at the next meeting.
Centre School District will present a Conditional Use Permit application.
A commissioner asked about the lot sizes at the county lake- may be a future agenda item.
7. **Adjournment~** Inlow made a motion to adjourn, Kroupa seconded. Motion carried unanimously (7-0). Bina adjourned the meeting at 7:39pm.

PASSED and APPROVED (Date) _____



Jeff Bina, Chair

ATTEST:



Emma Tajchman, Secretary

Marion County Planning Commission Meeting Sign In

Date: March 22, 2018

Print	Sign
Michelle Carter	Michelle Carter
Cynthia Fleming	Cynthia Fleming
ROGER FLEMING	Roger Fleming
Anthony Roy	Anthony Roy

