

JOHNSON COUNTY PLANNING AND ZONING COMMISSION

REGULAR MEETING-TUESDAY, JANUARY 8, 2019

Commission Chairman Travis Pearson called the January meeting of the Johnson County Planning and Zoning Commission to order January 8, 2019 at 4:04 PM.

Those present were Commission members, Julie Baker, Curt Newcomb, Layne Qualm, and Planner Jim Waller. Manny Rodriguez was absent.

Julie Baker moved to approve the minutes of the December 11, 2018 regular meeting noting the typo on page 3, Staff Report, second line. Layne Qualm seconded, Curt Newcomb abstained, motion carried.

First order of business was action on the Planning and Zoning Rules and Procedures. Due to current members working in other communities; the board discussed meeting dates and times. Planner Waller presented the board with a new meeting date and time. The proposed date will be the 1st Tuesday of each month at 7:00 p.m. To make meeting times easier for all members and possibly more accessible to the general public, the board decided to accept the proposal. Julie Baker moved to adopt the proposed change as presented; the meeting date will be the First Tuesday of each month and modify the time to 7:00 p.m. Layne Qualm seconded, motion carried.

Old Business: No action required only updates.

Hilton subdivision plat discussion. Final paper plat review. The covenants and development agreement are pending. The Plat requirements are adequate. General discussion on the development agreement for the road construction. Discussion on future easement on the east side of the subdivision to adjacent lands for future access to control county road access. During sketch plan review the board had requested a 60 foot easement along the east boundary extending to the adjacent lands. Road and Perimeter fence was questioned. The property is fenced.

Staff Report:

Planner Waller updated the board on the 2018 septic permitting. There were 43 issued permits in 2018 and are 3 new applications for 2019.

The board was informed a boundary line adjustment will be submitted in the near future for Kaycee RV.

The planner led discussion on the subdivision regulations and a work session beginning at 6:00 pm on 2/5/2019 before the regular meeting. The development agreement is still pending revision and will be modified with the county attorney. The board was given a complete draft. General discussion on the total time needed to finalize the document and using time effectively with future work sessions.

Planner Waller updated the board about a land complaint and a septic compliant. The land complaint concerns a demolished house and burial on the same property. The complaint was forwarded to the state for investigation as the county does not have regulations which would prevent the demolition and/or burial. The septic compliant involves the county attorney.

There being no public comments and no further business Layne Qualm moved to adjourn the meeting at 4:40 P.M, Julie Baker seconded, motion carried.

Respectfully,

Travis D. Pearson

Travis Pearson-Chairman

02-05-19

Date

Attest: Jim Waller

Jim Waller, County Planner