

NORTHWEST CONSOLIDATED ZONING BOARD

AGENDA

Monday

April 19, 2021

6:30 p.m.

NOTICE: Due to the COVID-19 situation, we are taking action to minimize attendance at the Zoning Board meetings, and we will be conducting the April 19 meeting **Online Only** using Zoom Webinar. Details and instructions regarding how the public can participate in the Zoom meeting will be posted on the County website one week prior to the Northwest Consolidated Zoning Board meeting at the following online address: <https://www.jocogov.org/dept/planning-and-codes/home>.

Any person desiring to give evidence, comment or testimony regarding the application is also encouraged to call or email the Planning Department prior to the date of the public hearing. The Planning Department will provide all comments and questions received to the Zoning Board, and the comments will be made part of the public record. The Planning Department may be reached by telephone at 913-715-2200 or email to Planner@jocogov.org.

I. CALL TO ORDER

Kathleen Willnauer, Chair

Roll Call

II. AGENDA ITEMS

- A. Add, Delete, or Revise and Approve the Agenda
- B. Disclosure of conflicts of interest
- C. Disclosure of external contacts/discussions

III. APPROVAL OF MINUTES

January 25, 2021

IV. BOARD REPORTS

- A. Board of County Commissioners' Actions
- B. Planning Commission Actions

V. BUSINESS BEFORE THE BOARD

A. Application No. NW 21-117-PP/FP (LE) – Preliminary and Final Plat – 40390 W. 135th Street

Landplan Engineering, LLC, applicant, and Matthew Ferguson, landowner, requesting Preliminary and Final Plat for 3 residential lots (**Ferguson Forty**) on 40 acres, on property zoned RUR, Rural District, in Section 26, Township 13, Range 21.

B. Application No. NW 21-119-SP (LE) – Special Permit – 35960 W. 95th Street

Evergy, applicant, and Steve Rieke, landowner, requesting a Special Permit to construct a utility substation, on 21.6 acres, on property zoned RUR, Rural District, in Section 31, Township 12, Range 22.

VI. OTHER BUSINESS

VII. BUSINESS FROM THE FLOOR

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

Persons who need additional information about the application or who may need the use of a sign language or oral interpreter, or who require special accommodation, should contact (913) 715-2200, at least two (2) business days prior to the meeting.

Zoning Board Public Hearing Procedures

The following procedures will be adhered to by the Zoning Board when considering applications for rezoning, development plans, plats, conditional use permits, or accessory dwelling unit permits.

NOTE: The Chair of the Zoning Board retains the right to modify or deviate from these procedures if warranted.

1. Introduce the applicant (Chair).
2. Planning office presentation (10 minutes or less).
Staff will provide a brief overview and highlights of the written staff report. A copy of the written report is available upon request.
3. Questions of staff from the Zoning Board.
4. Applicant presentation (10 minutes or less).
The applicant shall provide a brief overview of the proposal and comments in response to the staff report.
5. Questions of the applicant from the Zoning Board.
6. Public comments (3 minutes or less per individual).
Please provide your name and address for the record. If you share concerns, comments, or points made by others, please refrain from repeating those comments and instead note for the record that you agree with the previous individual's comments.
7. Further questions by the Zoning Board of staff, applicant, or the public.
8. Close the public comments.
9. Discussion of the application by the Zoning Board.
10. Recommendation by the Zoning Board to the Board of County Commissioners.
11. Announce Board of County Commissioners' meeting date and location.

Protest Petitions: Any protest petition must be filed in the Office of Records and Tax Administration (RTA), which functions as the County Clerk, within 14 days from the conclusion of the public hearing held by the Zoning Board. RTA requires an original and two (2) copies of the petition at the time of filing. Sample copies of protest petitions may be obtained from the Johnson County Legal Department at 111 S. Cherry, Suite 3200, Olathe, Kansas 66061 (913-715-1900).