

# JOHNSON COUNTY PLANNING COMMISSION

Johnson County Administration Building  
111 South Cherry Street, Olathe, Kansas  
Board of County Commissioners Hearing Room, 3<sup>rd</sup> Floor

**MEETING AGENDA \***  
**Tuesday, November 16th, 2021**  
**5:45 P.M.**

**NOTICE: Due to the COVID-19 situation, we are taking action to minimize attendance at the Planning Commission meetings, and we will be conducting the meeting with an option for attendance online using Zoom Webinar or in-person at the County Administration Building, 111 South Cherry, Board Hearing Room 3<sup>rd</sup> Floor, Olathe, Kansas 66061. 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 Planning Commission 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 an agenda item is encouraged to call or email the Planning Department prior to the date of the meeting. The Planning Department will provide all comments and questions received to the Planning Commission, 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](mailto:Planner@jocogov.org).

**A. CALL TO ORDER**

**B. APPROVAL OF AGENDA**

**C. CONSIDER MINUTES OF PREVIOUS PLANNING COMMISSION MEETING**

September 28, 2021, Meeting Minutes. Corrected.

October 12, 2021, Meeting Minutes. *Recommendation:* Approval of Minutes.

October 26, 2021, Meeting Minutes. *Recommendation:* Approval of Minutes.

**D. PUBLIC HEARING: UPDATE COMPREHENSIVE PLAN AND ZONING REGULATIONS TO REGULATE UTILITY-SCALE SOLAR FACILITIES**

Conduct a public hearing to receive comments, discuss, and consider proposed changes to the *Johnson County Rural Comprehensive Plan* and *Johnson County Zoning and Subdivision Regulations* relative to the regulation of Utility-Scale Solar Facilities.

- On August 10, 2021, a special meeting was held for the Planning Commission to review draft comprehensive plan and zoning regulation amendments for Utility-Scale Solar Facilities.
- Additional meetings were held in September and October for the purposes of review and discussion for the draft regulations. Planning staff and Darren Coffey, independent consultant with the Berkley Group, summarized highlights of the draft amendments.

- Surrounding cities shared their comments at the September 28<sup>th</sup> Planning Commission meeting. In addition, several citizens have shared comments and concerns regarding utility-scale solar facilities. NextEra Energy has also provided comments and requested revisions to the draft regulations. All of the comments that have been received are included as part of the public record.
- On October 26, 2021, Darren Coffey, with the Berkley Group, facilitated a discussion with the Planning Commission for review of the draft regulations and to get consensus for selected draft development standards for the regulation of utility-scale solar facilities.

*Recommendation:* Hold a public hearing, review, make changes as needed, and forward recommended changes to the Board of County Commissioners to consider as amendments to the *Johnson County Rural Comprehensive Plan* and *Johnson County Zoning and Subdivision Regulations*.

**E. PUBLIC COMMENTS**

**F. UPDATES/OTHER BUSINESS**

**G. ADJOURNMENT**

The next regularly scheduled Planning Commission meeting on Tuesday, November 23, 2021, at 5:45 p.m. has been cancelled.

The next regularly scheduled Planning Commission meeting is Tuesday, December 21, 2021, at 5:45 p.m.

**\*Persons in Need of Assistance:** Persons who need additional information about the agenda; 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.