

Kansas Association of County Planning & Zoning Officials

MINUTES - November 21, 2006

LOCATION: Topeka, Kansas

Officers:

President Levi Beaver – Rice County
President, Elect, Jon Bristor – Sumner County
Secretary, Keith Dabney – Douglas County
Treasurer, Gina Bell – Dickinson County

Prior to beginning the meeting, Judy Freeman informed us that Rodney Miller had by-laws, minutes, membership. She compiled 2007 rooster, and left him with 1000 envelopes and one ream of KAPZO letterhead.

Some discussion of meeting notification issues followed.

Anna Hernandez expressed problems with her notifications on occasion.

Meeting was called to order at 9:18 A.M. by President Rod Compton, Butler County. Each member identified themselves.

Gina Bell, Dickenson County
Keith Dabney, Douglas County
Eloise Tichenor , Jefferson County
Chris Dunn, Leavenworth County
John Bristor, Summer County
Bob Issac, Summer County
Vickie Kopsoll, Saline County
Ann Hernadez & Barry Beaver, Shawnee County
Steve Samelson, Summer County
Tom Young, Anderson County
Sheila Dale, Osage County
Judy Freeman, Crawford County
Levi Beaver, Rice County
Rod Compton, Butler County
Steve Higgins, RileyCounty
Monte Wedell, Riley County
Rod Compton, Butler County
Rhonda Montgomery, KDHE

Chris Dunn motioned to approve minutes for the last meeting. Shelia Dale second. Vote approved unanimously by membership.

Treasurer Report – Motion was approved by Chris Dunn, second by Gina Bell.

Old account closed and new account opened. \$2,450.60 Savings, \$1,227.59 Checking.

Motion carried unanimously.

Next Order of Business

Discussed bylaw changing.

Judy Freeman stated that bylaws could be changed if voted on by majority of membership present. Amending Article 7 to Executive Committee & itemized spending sheet.

There was a discussion about expenses and reimbursements for guest speakers.

Motion: John Bristor, second by Sheila Dale. Motion carried unanimously by membership.

There was a discussion of bylaws and how to send them. It was agreed to send the by-laws with membership application.

Next item:

Discussion of topics for spring meeting – (April)

Adult Entertainment Regulations.

Gina Bell suggested talking about Ag. Usage, Ag. Preservation, or sexual oriented businesses.

John Bristor for the November Meeting would help organize speaker with KAC.

KAC Conference, 18TH, 19TH, 20TH, in Wichita at Hyatt.

Gina Bell, April 26th Thursday in Abilene, Kansas.

Judy Freeman – August 23rd in Pittsburg, Kansas (Crawford County)
Wednesday and Thursday

More discussion of possible topics and expressed concerns because of three hour drive if people would be willing to travel that day.

Gina Bell suggested the Kansas Open Meetings Act as a topic for the April meeting.

Chris Dunn – KDOT speakers and possibility of getting a certificate for training.

Rod Compton-Brought up Kansas Statutes that would help people who are members that do not normally come to the KACZO meetings will be interested in attending.

Discussion of the agricultural exempt classification. John Bristor discussed, signed, notarized, and filed documents at the Register of Deeds office. "Separate County resolution for Ag buildings and charge a fee".

Ag Exempt –was also discussed as a possible topic for the August meeting.

The viewing of "Save Our Land, Save Our Town" – Chris Dunn and John Bristor

-Basic planning, fundamental study of statutes, open meetings.

Gina Bell - Planning & Zoning Statues, Boot Camp 101

Judy Freeman – Open meeting, stress management and angry customer, Ag Exempt.

Additional topics proposed by Chris Dunn to do survey to see how many counties have zoning.

Rod Compton motioned, seconded by John Bristor to authorize expenditure up to \$150.00 to update status of counties in Kansas who have zoning regulations.

There was a 15 minute break. Meeting recovered at 10:15 AM.

Wade Carter- Norton County

Rod Compton introduced the first speaker, Dennis Miller, who replaced Marvin Neurkirch. Mr. Miller is with the Kansas Department of Transportation, Right of Way Department. He spoke on general sign issues and salvage. He stated that the State is working on merging the signs and salvage department. He read the 1967 Kansas Salvage Junkyard and Safety Act. Mr. Miller mentioned about accumulation of scrap copper, vehicles, waste. Salvage junkyards are measured by the number of vehicles, six washing machines, etc. Screening is required for everything but industrial zoning.

Part 5 of State application requires that local zoning officials sign off on the proposed use.

3 Types of Salvage (no concerns if it is not visable from the road)

a. One that sells parts, most generally best ran

- b. Certified scrap yard, 90% are alright. Really helps when a County has zoning enforcement.
- c. Discussed the “Saver” type and stated that most are in the “unzoned” counties. Ag or residential areas, folks that do not care about neighbor’s concerns.

Habitual violators are given 30 days to clean up. Possibility of extending an extra 30 days if some improvements were done. Then, if they are not done with the cleanup, the case will go to court.

When a complaint is received, they recommend that the local County office is contacted first. Tow yards needs to be certified.

Farm equipment excluded from the Act.

Bob Isaac gave background information on similar issues in his County.

Two types of inspections – compliance

248 out of 712 certified yard

There were 51 illegal sites in 2006.

If there are any questions, Dennis Miller can be contacted at 785-296-4427.

Notify zoning changes if near highway.

Rod Compton next introduced Rhonda Montgomery, State NFIP Coordinator.

Rhonda Montgomery discussed the guide to conducting on community contact and training. Her goal is to put information about NFIP out there through community contact.

Next step is Community Assistance Visit (CAV). Would like to shift assistance both nationally and locally to analyze compliance.

Every single year, there is a flood disasters in Kansas. Even though they don’t occur often, you are still required to comply with regulations. Community Assistance Visit is checking on compliance of the jurisdiction. When there is a disaster, local government officials need to check to make sure why flooding occurred.

FEMA’s job is to produce maps.

Stream construction channel changes.

Currently, this is the third year of map modernization. FEMA has identified 19 or 20 counties with maps that are inaccurate.

Discussion of floodplain management instead of CAV.

Funding Sources:

1. Flood Mitigation Assistance Fund
2. Hazard Mitigation Grant Program

Must have approved mitigation plan (8 counties have approved plans)
Both are untapped resources.

CAC – Community Assistance Contact

Letter of Map Amendment (LOMA) out as shown below.



If the structure is higher than the water will rise, then a LOMA is needed.

After questions and discussion, President Rod Compton adjourned the meeting at 12:00 noon.