



CASS COUNTY, MISSOURI
PLANNING & ZONING
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FILED
MAY 11 2006
Missouri Public
Service Commission

CASS COUNTY PLANNING BOARD

NOVEMBER 30, 2004

DISCUSSION OF COMPREHENSIVE PLAN

7:00 P.M.

MEMBERS PRESENT

J. ROBERT HARDIN
BILL SHELTON
GARY MALLORY

LYNN STARK
DAVID CLICKNER

Also present were Darrell Wilson, Planning & Zoning Director, Traey Lambertz, Codes Director, Bill Gough, Zoning Enforcement Officer and Karen Ferguson, Administrative Assistant.

Exhibit No. 121
Case No(s). EA-2004-0309
Date 5-3-06 Rptr 72

The meeting was called to order at 7:00 p.m. by Chairman, Robert Hardin.

He introduced Scott Michie with Bucher Willis & Ratliff. He thought there was a great turnout for the luncheon. He felt they were fed very well at the Pearl Street Grill. He stated they would be discussing Article 16 Subdivision Regs, Article 6 Airport overlay, Article 10 sign Regs, Political signs-temporary signs.

Coming forward from the audience was Craig Fedinich, with Outdoor Advertising. He stated he has signs up and down the highway. This is a lot of extra income, it brings in tourism, and we need billboards. This has been very restrictive. I have not built one in the last 2 years. He felt the new restrictions are very restrictive, the size, the setbacks and height. He did not feel that they needed to have paved driveways into the sites or a soil sample. This all hurts the local business.

Darrell Wilson asks the Planning Board to accept the sign regulations that he had recommended.

There were several letters written from business regarding billboards in favor of them: Royal Chevrolet Olds, Bank 10, Keeper's Antique Mall, Alpha-Omega Industries, Inc., Larry Briggs, and Briggs Family Trust Royal Chrysler.

Emmett Smith (Frosty) owns the RV Park in Peculiar; he stated people read billboards and need them. They draw the people to their park year round.

David Davenport read letters from people also that he had received regarding billboards.

Jill Walker owner of Harrisonville Trade Fair, she stated she has 7 billboards in Missouri, 4 in Cass County. We need them in the county. She also read letters from people that sent them in.

The comprehensive plan was discussed. Page 28 --urban service tier changes. Appendix A Land Use- Largest horse use in Cass County. 2 major Veterinarians in Cass County with operating rooms. The two closest are Manhattan, Kansas and Columbia, Missouri. The Flood Plain will be discussed later. Discussed wind energy conversion systems. They would need a Special Use Permit.

It was announced there will be a special meeting January 11, 2005 to hopefully finish up the Comprehensive Plan and our regular meeting would be held on January 25, 2005. There being no further business before the Planning Board they adjourned.