



Planning Commission

NOTICE is hereby given to any and all persons that the following will be considered at a Public Meeting by the Jefferson County Regional Planning Commission to be held on Monday, June 23, 2025, at 7pm, both in person and via Zoom Video Conference in the Jefferson County Court Room on the second floor of the Courthouse in Oskaloosa, Kansas.

Zoom Link: <https://bit.ly/JeffCoPlanningZoom>

Monday, **June 23, 2025**

7.00PM

Jefferson Co. Court Room (Second Floor)
300 Jefferson St
Oskaloosa, KS

0. Comprehensive Plan Work Session (6:30pm)

Land Use Chapter 06.16.25

1. Call to Order

2. Roll Call

3. Approval of the Agenda

4. Approval of Minutes

4.1 May 19, 2025 Meeting Minutes

5. Public Hearings

5.1 PR2025-07 – A request by Harry Van Nest as property owner and applicant for a Final Plat of Animal Acres Subdivision for the purpose of creating one lot, approximately 38.40 acres, located on the along the east side of Republic Road between 46th St. and 37th St., Oskaloosa, KS, and

5.2 22025-07 – A request by Rodney & Dynelle Kessler and Jerry & Janet Kessler as property owners and applicants for a Zoning Change from RR – Rural Residential to SR – Suburban Residential on a portion of existing tracts, located along the east side of Buck Creek Rd. between 13th St. and 17th St., 1702 and 1757 Robb Ln, Perry, KS, and

5.3 22025-08 – A request by Jacob and Chelsy Wessel as property owners and applicants for a Zoning Change from RR – Rural Residential to AG - Agricultural of an existing tract, located north of the intersection of 150th and Geary Rd, 8832 150th St., Valley Falls, KS, and

5.4 CU2025-01 – A request by STC Towers, LLC as applicants and Tim & Marla Bailey as property owners to consider a Conditional Use Permit application for a Telecommunications Tower on portions of an existing tract, generally located on the west side of Osage Rd. between 82nd St. and 94th St., Oskaloosa, KS, and

5.5 CU2025-02 – A request by Diamond Communications as applicants and Melynda Swoyer as property owner to consider a Conditional Use Permit application for a Telecommunications Tower on portions of an existing tract, generally located on the south side of Hickory Point Rd. between Rawlins Rd. and Saline Rd. Winchester, KS.

5.6 Comments from the Public (Non-Agenda Items)

6. Old Business

6.1 May Case Update



7. New Business

8. Election of Officers

9. Adjournment

Public Hearing Procedure

- A.** Staff provides their report
- B.** Commission asks any initial questions of Staff regarding the project
- C.** Applicant Presentation
- D.** Public Comment (Proponent then Opponent)
- E.** Applicant Rebuttal
- F.** Commission Action

Protest Petitions

Protest Petitions can be found on the Jefferson County Planning and Zoning website, as well as in the County Clerk's office. All protest petitions must be filed with the Jefferson County Clerk's office.

Per Kansas State Statute KSA 12-757 all protest petitions must be filed in the Office of the County Clerk within 14 business days from the conclusion of the public hearing held by the Planning Commission.

Beyond notarization, county staff is not able to assist in the completion of protest petitions. For information regarding how to fill out the protest petition, please refer to the instruction sheet provided with the protest petition.