

NOTICE OF PUBLIC HEARING

BUCHANAN COUNTY PLANNING AND ZONING

AUGUST 13, 2014 - 7:00 P.M.

BUCHANAN COUNTY COURTHOUSE, 411 JULES, ST. JOSEPH, MISSOURI, ROOM 223,
COMMISSIONERS CONFERENCE ROOM.
PLEASE USE EAST ENTRANCE.

ITEM # 1: A Conditional Use Permit request by Brian & Carrie Hansen to place one (1) Single Family Dwelling on a four (4) acre m/l parcel split from a thirty-two (32) acre m/l parcel currently owned by John & Betty Anderson, located on SW State Route JJ, St. Joseph, MO, 64504 in Section 24, Township 56, Range 36, zoned A-1, General Agriculture.

ITEM # 2: Addition of Ordinances 806.9 and 807.5 to the Buchanan County, Missouri Zoning Order which shall read: ***No case shall be reopened nor shall any application be accepted constituting the same application involving the same property upon which the Planning and Zoning Commission has taken action for at least one (1) year from the date of the final action of the Planning and Zoning Commission.***

ITEM # 3: Amend Ordinance 804.1.8 in the Buchanan County, Missouri Zoning Order to read: Failure, refusal or neglect of any property owner or his authorized representative to apply for and secure a valid and proper permit(s), including the payment of the prescribed fee, as provided, shall be reason for the issuance of a "stop order" by the Zoning Officer. For this "stop order", owner or authorized representative shall have been notified in writing at least ten (10) days prior to the issuance of said "stop order" that he/she is in violation of regulations of the County. Said "stop order" shall be posted on or near property in question, in a conspicuous place and no further condition shall proceed. ***Said permits shall include: rezoning, Conditional Use, building, solar energy, demolition/removal, temporary use, addition/alteration, in ground swimming pool, septic system, land disturbance, sign and retail fireworks permits.***

ITEM # 4: Amend Ordinance 102.1 in the Buchanan County, Missouri Zoning Order to read: This Order is made in accordance with Sections ***64.211 to 64.295*** of the Revised Statutes of Missouri ***2000*** and all supplements thereto and in accordance with the Buchanan County Master Plan and is designed to:

ITEM # 5: Amend Ordinance 806.7 in the Buchanan County, Missouri Zoning Order to read: In case of written protest against any proposed change or amendment, signed and acknowledged by the owners of twenty percent (20%) of the frontage within one thousand (1,000) feet to the right or left of the frontage proposed to be changed, *or* by the owners of twenty percent (20%) directly opposite, *or* directly in the rear of the frontage proposed to be altered, *or* in cases where the land affected lies within one and one half (1 1/2) miles of the corporate limits of a municipality having in effect an ordinance zoning property within the corporate limits of such municipality, made by resolution of the City Council or Board of Trustees thereof, and filed with the County Clerk, such amendment may not be passed except by the favorable vote of ***two-thirds (2/3)*** of the members of the County Commission.