Johnson County Military Airport Zoning Commission
Meeting Minutes of
8 August 2013, Thursday, 8:00 AM
(Knob Noster Fire Department Conference Room)

- **Meeting Called to Order and Roll Call of Committee members:**

- The meeting was called to order at 8:04AM by Chuck Copper (Chairman) with a quorum of committee members present. Those in attendance were:
  
  - Commission members: Chuck Copper, Scott Sader, Gary Bell, and John Cohen.
  
  - Variance Board members: Carolyn Wheat.
  
  - Others in Attendance: Joe Joyner, Andrea Goodson, and Jordan Johnson (Military Representatives), Randy White, and Rich Buford (PTRPC).
  
  - Commission members not present: Marty Harrison.
  
  - Variance Board members not present: Walter Mills.

- Minutes of the 9 May 2013 MAZC meeting were reviewed. John Cohen made a motion, seconded by Scott Sader to approve the minutes. The minutes were approved unanimously.

- **Correspondence and Announcements:** None

- **Standing Committee Reports:** None

- **Action Items:**

  - **Old Business:** Status of Land Acquisition around WAFB: Joe Joyner (Military Representative) stated that new Fair Market Value appraisals were completed 10 Jul 13 on the ten remaining parcels in the land acquisition around Whiteman AFB. Offer letters were mailed to landowners 24 Jul 13, and since that time, an Offer to Sell has been negotiated with Robert S. Kendrick on Parcel 8 (66 acres). Closing should occur by the end of Aug 2013 with possession later this year after existing crops have been harvested. An Offer to Sell has also been negotiated with Carolyn Wheeler on Parcel 7 (36 acres); however, the Offer must still be signed by co-owner Kathryn Lycksell. Ms. Lycksell lives out of state and is expected to sign the Offer later this week. Offers are still outstanding on the remaining eight parcels. Owners have until 12 Aug 13 to respond.

  Closing is pending on the Thomas Weets property (Parcel 15). The U.S. Army Corps of Engineers reviewed and approved proposed replacement housing on 31 Jul 13. Remaining relocation actions may now proceed. A closing date has not been set. Whiteman AFB has requested authority from the Air Force to acquire the remaining parcels through eminent domain should negotiations fail. This authority would only be used as a last resort. A decision is expected later this month.
To date, 15 parcels (10 landowners) totaling 611 acres (57%) have been acquired or are under contract. Nine parcels (6 landowners) totaling 465 acres (43%) remain. Funding for the project expires 30 Sep 14.

Remaining parcels include:
1.1/1.2 – Cullen & Caroline Davidson, 59.54 acres
3 – Robert C. Shernaman Revocable Trust, 124.71 acres
4 – Grabill Plumbing, Inc., 4.29 acres
7 – Carolryn Wheeler & Kathryn Lycksell, 35.85 acres (Offer signed by Wheeler)
9 – Terry & Debbie Thompson, 42.43 acres
11.1/11.2/11.3 – Aaron & Carolyn Warner, 198.32 acres

Randy White asks Joe the length of time this could take if landowners would not cooperate; Joe says explains that negotiations would go on until the last second before a court judgment. Joe further explains that eminent domain would be a last resort and that negotiating with the landowner is the first priority for this process.

Chuck Copper requests that the commission looks at the new boundary at the November meeting to see which properties would become affected by the new 1000 foot zone around the base. Randy states that there will be a preliminary map and landowners list of soon to be zoned parcels around WAFB.

- **Houx Rezoning Request:** Randy states that he spoke with Mr. Houx and that the housing development proposal was at a standstill for now and the issue is closed, unless the developer wishes to bring it up again.
- **Creation of the timeline chart for a zoning ordinance:** Chuck Copper then asked about the timeline chart for a zoning ordinance. Chuck says that this timeline chart can be used as a working tool for the commission to handle any zoning ordinances.

**New Business:**
- **Missouri Land Use Law Article:** Randy submits an article from Schultz & Associates (Chesterfield Missouri) that helps direct the board to understand Missouri’s Zoning Enabling Act.
- **Action Item:** Pioneer Trails is to submit to the Commission a new map showing the 1000 foot boundary from the newly acquired parcels, and also a property-owner list.
- **Action Item:** John requests a new 8:30 am start time, seconded by Scott, passed unanimously.
- **Action Item:** Carolyn Wheat requested that Walter Mills be contacted for the commissions regular scheduled meetings in order for him to have a better understanding of what the commission is undertaking. Rich Buford will contact Walter Mills by mail, and phone prior to meetings.

**Public Comment Period:** None.
As there was no further business, Scott Sader made a motion, seconded by John Cohen, to adjourn the meeting. Motion carried and the meeting ended at 8:37 AM. The next meeting of the MAZC will be held Thursday on 14 November, 2013, beginning at 8:30 AM at Knob Noster Fire Department Conference Room.

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CHARLES E. COPPER JR.
CHAIRMAN

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COMMITTEE MEMBER