

**NOTICE OF PUBLIC HEARING ON ZONING REGULATIONS  
CITY OF NEW STRAWN**

**TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held by the New Strawn City Planning Commission on **February 27, 2018 at 6:00 pm**, to consider adoption of new Zoning Regulations for the City of New Strawn and an extraterritorial jurisdiction, which together total 13.5 square miles.

The extraterritorial jurisdiction is legally described as that land in Burlington, Hampden and Ottumwa townships, excluding the City of New Strawn, which contains the following area:

**Township 20 South, Range 15 East**

E 1/2 of Section 32; Sections 33 and 34; the NW 1/4 of Section 35; W 1/2 and W 1/2 of the NE 1/4 of Section 26; Section 27, 28 and 29; Everything East of Hickory Creek of Section 30; Everything East and South of East Hickory Creek and the NW 1/4 and the NE 1/4 of Section 20; Section 21 and 22; SE 1/4 and SE 1/4 SW 1/4 of Section 17; Less N 1/2 of NE 1/4 and N 1/2 of NW 1/4 of Section 16; Less N 1/2 of NE 1/4 of Section 15; no land contained within the property of the John Redmond Reservoir or high water easement of the John Redmond Reservoir shall be part of the Zoning Regulations in the above jurisdiction and

**Township 21 South, Range 15 East**

Section 2; Everything South and East of Embankment Road of Section 3, Section 9 South and East of John Redmond Reservoir; Section 10 and 11; and the SW 1/4 SW 1/4 of Section 12; except:

That land in the Wolf Creek Generating Station Perimeter Boundary described as beginning at the NW Corner Sec. 12-T21S-R15E, thence West to the SW corner E 1/2 SE 1/4 Sec. 2-T21S-R15E, thence North 1,700 feet, thence West 670 feet, thence North to the North line S 1/2 NE 1/4 of said Sec. 2, thence West 600 feet, thence North to a point 720 feet West of NE Corner SE 1/4 Sec. 34-T20S-R15E, thence East to the center of Sec. 35-T20S-R15E, thence South to point of beginning. No land contained within the perimeter of the John Redmond Reservoir or high water easement of the John Redmond Reservoir shall be part of the Zoning Regulations in the above jurisdiction.

This hearing will be held in the Community Building at 319 West Getz Street in New Strawn, Kansas. Said public hearing may be recessed and continued from time to time without further notice.

The proposed Zoning Regulations govern the use of land and structures and the location of buildings within the City and the extraterritorial jurisdiction, and establish various zoning district classifications and boundaries thereof for agricultural, residential, commercial, and industrial purposes. The Regulations define terms used in the Regulations; regulate the maximum dimensions of buildings and other structures through minimum setback lines and lot areas; provide for and regulate vehicle parking spaces; regulate the types, size, and locations of signs; reestablish the Board of Zoning Appeals and prescribe its duties; provide for the appointment of administrative officials and prescribe their duties; provide for fees to be charged for amendments, special uses, appeals, and permits; establish a means for amending the Regulations, Maps, and Ordinance; and provide for penalties for violation of the provisions; and a means of enforcement.

As per State statutes, any land in excess of three acres outside the City which is used only for agricultural purposes is exempt from these proposed Zoning Regulations. Furthermore, these proposed Regulations do not annex land to the City, nor do they affect its taxation. Any land uses or structures not meeting these new Regulations in some way are considered "legal, non-conforming", and are automatically considered as "grandfathered-in". These Regulations would replace County regulations which have been in effect for over 25 years.

By a copy of this notice, written notification of the City's intent to adopt Zoning Regulations for an extraterritorial jurisdiction will be provided, as required by K.S.A. 12-743(a), to the Coffey County Board of Commissioners, and as a matter of information to the Ottumwa, Hampden and Burlington Township Trustees, and Burlington Unified School District #244.

Copies of the proposed Zoning Regulations are available to be reviewed at the City Clerk's office in the City Hall at 215 North Main Street in New Strawn, Kansas during regular business hours.

After hearing the views and wishes of the public, the Planning Commission may close the hearing and consider the adoption of the Zoning Regulations and Official Zoning Maps, and, if adopted, may refer them to the New Strawn Governing Body for consideration of approval to incorporate them as a model code into an Ordinance by reference.

DATED this 1<sup>st</sup> day of February, 2018.

/s/ 

Robert K. Harkrader, Chairperson  
New Strawn City Planning Commission

ATTEST:

/s/ 

Michael A. Skillman, Secretary  
New Strawn City Planning Commission

**NOTICE OF PUBLIC HEARING ON SUBDIVISION REGULATIONS  
CITY OF NEW STRAWN**

**TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the New Strawn City Planning Commission on **February 27, 2018 at 6:00 pm**, to consider adoption of new Zoning Regulations for the City of New Strawn and an extraterritorial jurisdiction, which together total 13.5 square miles.

The extraterritorial jurisdiction is legally described as that land in Burlington, Hampden and Ottumwa townships, excluding the City of New Strawn, which contains the following area:

**Township 20 South, Range 15 East**

E 1/2 of Section 32; Sections 33 and 34; the NW 1/4 of Section 35; W1/2 and W 1/2 of the NE 1/4 of Section 26; Section 27, 28 and 29; Everything East of Hickory Creek of Section 30; Everything East and South of East Hickory Creek and the NW 1/4 and the NE 1/4 of Section 20; Section 21 and 22; SE 1/4 and SE 1/4 SW 1/4 of Section 17; Less N 1/2 of NE 1/4 and N 1/2 of NW 1/4 of Section 16; Less N 1/2 of NE 1/4 of Section 15; no land contained within the property of the John Redmond Reservoir or high water easement of the John Redmond Reservoir shall be part of the Subdivision Regulations in the above jurisdiction and

**Township 21 South, Range 15 East**

Section 2; Everything South and East of Embankment Road of Section 3, Section 9 South and East of John Redmond Reservoir; Section 10 and 11; and the SW 1/4 SW 1/4 of Section 12; except:

That land in the Wolf Creek Generating Station Perimeter Boundary described as beginning at the NW Corner Sec. 12-T21S-R15E, thence West to the SW corner E 1/2 SE 1/4 Sec. 2-T21S-R15E, thence North 1,700 feet, thence West 670 feet, thence North to the North line S 1/2 NE 1/4 of said Sec. 2, thence West 600 feet, thence North to a point 720 feet West of NE Corner SE 1/4 Sec. 34-T20S-R15E, thence East to the center of Sec. 35-T20S-R1 5E, thence South to point of beginning. No land contained within the perimeter of the John Redmond Reservoir or high water easement of the John Redmond Reservoir shall be part of the Subdivision Regulations in the above jurisdiction.

This hearing will be held in the Community Building at 319 West Getz Street in New Strawn, Kansas. Said public hearing may be recessed and continued from time to time without further notice.

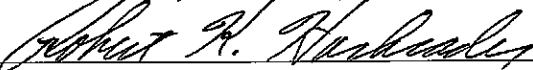
The proposed Subdivision Regulations for the City and the extraterritorial jurisdiction provide for the efficient and orderly location of streets, utilities, and drainage; extent and manner in which such on-site and off-site public improvements will be installed and guaranteed; reservation or dedication of land for open space, parks, and other public sites; avoidance of water pollution and traffic accidents, and the compatibility of lot arrangements through proper design standards; appointment of administrative officials and prescription of their duties; establishment of means for amending the Regulations; and enforcement of provisions by penalties and legal remedies. Administrative methods are established to process the approval of sketch plans, preliminary plats, final plats, and lot splits whenever land is divided into lots and tracts for sale or transfer and not otherwise exempted. Provisions are provided for nine types of exemptions from platting. A vacation process is included for City streets and alleys and township roads. These Regulations would replace County regulations which have been in effect for over 25 years.

By a copy of this notice, written notification of the City's intent to adopt Subdivision Regulations for an extraterritorial jurisdiction will be provided, as required by K.S.A. 12-743(a), to the Coffey County Board of Commissioners, and as a matter of information to the Ottumwa, Hampden and Burlington Township Trustees, and Burlington Unified School District #244.

Copies of the proposed Subdivision Regulations are available to be reviewed at the City Clerk's office in the City Hall at 215 North Main Street in New Strawn, Kansas during regular business hours.

After hearing the views and wishes of the public, the Planning Commission may close the hearing and consider the adoption of the Subdivision Regulations and, if adopted, may refer them to the New Strawn Governing Body for consideration of approval to incorporate them as a model code into an Ordinance by reference.

DATED this 1<sup>st</sup> day of February, 2018.

/s/ 

Robert K. Harkrader, Chairperson  
New Strawn City Planning Commission

ATTEST:

/s/ 

Michael A. Skillman, Secretary  
New Strawn City Planning Commission