

CHAPTER XVII. ZONING AND PLANNING

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ARTICLE 1. CITY PLANNING COMMISSION

17-101. PLANNING COMMISSION ESTABLISHED. A planning commission of the City of Spring Hill, is hereby established consisting of nine (9) members, except that the commission may contain more than nine members if necessary to conform with the provisions of K.S.A. 12-744. The commission shall contain two (2) members from the area designated as the Spring Hill Growth Area in unincorporated Miami County and one member from unincorporated Johnson County.

17-102. TERM OF OFFICE. Originally two (2) members shall be appointed for one (1) year, two (2) members for a term of two (2) years, three (3) members for a term of three (3) years. Thereafter, all appointments shall be for three (3) year terms. In the event of vacancies, the appointments shall be for the unexpired terms. Members shall serve without compensation. (K.S.A. Supp. 12-701; Ord 848)

17-103. MEETINGS. The planning commission herein established, shall meet at least once each month at a time and place to be fixed in the commissioner's bylaws.

17-104. SPECIAL MEETINGS. Special meetings of the planning commission may be called by the chairperson, in his or her absence, the vice chairperson. A quorum of the planning commission is a majority of the commissioners. Records shall be kept of all commission proceedings.

17-105. OFFICER, EMPLOYEES AND CONSULTANTS. The commission shall organize itself annually and select from its members a chairperson and a vice chairperson who are selected for a one (1) year term. A secretary shall be selected but he may be some person who is not a member of the commission. The commission shall have such employees and consultants as may be authorized by the governing body of the city.

17-106. BUDGET AND FINANCE. The planning commission shall prepare and submit to the governing body on or before the first Monday of July of each year itemizing its expenses, amounts, and purpose. The governing body may consider and make such allowances as it may deem proper. The governing body may enter into any necessary contracts, receive and expend funds from state and federal government or any other sources as may be authorized. (K.S.A. Supp. 12-706; Ord 848)

17-107. COMPREHENSIVE PLAN. The planning commission may adopt a comprehensive plan and request of the governing body of the city such additional enactments of ordinances as may be necessary. (K.S.A. Supp. 12-704; Ord 848)

17-108. OATHS. Each member of the planning commission shall subscribe to an oath before entering upon his or her duties as a member of the planning commission. (Ord 848)

ARTICLE 2. REPEALED (Ord 97-14)

**ARTICLE 3. UNIFIED ZONING ORDINANCE AND
SPRING HILL SUBDIVISION REGULATIONS**

17.301A.CODE ADOPTED. The Unified Zoning Ordinance and Spring Hill Subdivision Regulations, compiled on the 6TH day of September , 2007, by the Planning Commission of the City of Spring Hill, Kansas (hereinafter referred to as "Second Edition 2007"), is hereby adopted by and incorporated herein by reference and made a part of this chapter as is fully set forth herein. (Ord. 2007-24)

17-302A. MARKED COPIES OF ORDINANCE ON FILE. There shall not be less than three (3) copies of the standard ordinance, adopted by reference in Section 17.301A, kept on file in the office of the City Clerk, to which shall be attached a copy of the incorporating ordinance, marked or stamped "Official Copies as Incorporated by Ordinance No. 2007-24", and open to inspection to the public at all reasonable hours. The police department, municipal judge and all administrative departments of the City charged with the enforcement of the incorporating ordinance shall be supplied, at the cost of the City, with such number of official copies of such standard ordinance as may be deemed expedient. (Ord. 2007-24)

PENALTY.

- (a) It is unlawful for any person to violate any of the provisions of this ordinance.
- (b) Any person violating the provisions of these rules and regulations shall upon conviction thereof be fined a sum not to exceed Two Thousand Five Hundred Dollars (\$2,500.00) or confined to the county jail for a period not to exceed 179 days or both such fine and confinement. In addition to proceeding under authority of this section, the City shall further have the authority to maintain suits or actions in any court of competent jurisdiction for the purpose of enforcing any provisions of these rules and regulations and to abate addition to other remedies, institute injunction, mandamus, or other appropriate actions or proceedings to prevent such violations.
- (c) Each day any violation of these rules and regulations continues shall constitute a separate offense. (Ord. 2007-24)

ARTICLE 4. REPEALED (Ord 97-14)

ARTICLE 5. COMPREHENSIVE PLAN

17-501. COMPREHENSIVE PLAN. There is hereby incorporated by reference for the purpose of providing for the planning of development within the City of Spring Hill, Kansas, a plan known as "COMPREHENSIVE PLAN, CITY OF SPRING HILL, KANSAS", First Edition of 2007 hereinafter referred to as the Comprehensive Plan, prepared and published in a booklet form by the City of Spring Hill, Kansas, save and except such sections, parts or portions as are hereinafter omitted, deleted, modified or changed. Not less than three (3) copies of said Comprehensive Plan shall be marked or stamped "Official Copy as Adopted by Ordinance No. 2007-21" with all sections or portions thereof intended to be omitted or changes clearly marked to show any such deletion or change; and to it shall be attached a copy of this Ordinance and filed with the City Clerk to be open to inspection and available to the public at all reasonable hours. All administrative departments of the City charged with administration of the Comprehensive Plan shall be supplied at the cost

of the City, such number of official copies of said plan similarly marked as may be deemed expedient. (Ord.2007-25)

ARTICLE 6. FLOODPLAIN MANAGEMENT REGULATIONS

17-601. A. Incorporating Floodplain Management Regulations. There is hereby incorporated by reference for the purpose of providing for the floodplain Management regulations within the corporate limits of the City of Spring Hill, Kansas that certain code known as the "Floodplain Management Regulations- Spring Hill, Edition of 2003" prepared and published in book form by the City of Spring Hill, Kansas. No fewer than three copies of said Floodplain Management Regulations shall be marked or stamped "Official Copy as Adopted by Ordinance #2003-10", and to which shall be attached a copy of this ordinance, and filed with the city clerk to be open to inspection and available to the public at all reasonable hours. (Ord 2003-10)

B. Distribution of copies of Floodplain Management Regulations. The police department, municipal judge and all administrative departments of the City charged with the enforcement of the incorporating regulations shall be supplied, at the cost of the City, with such number of official copies of such standard regulations as may be deemed expedient. (Ord 2003-10)
(Ord. 2003-10)

17-602. MARKED COPIES OF FLOOD PLAIN REGULATIONS CODE ON FILE. Spring Hill Flood Plain Regulations Adopted. There is hereby incorporated by reference for the purpose of providing for the flood plain regulations within the City of Spring Hill, Kansas and for land outside the City wherein jurisdiction has been conferred upon the City pursuant to K.S.A. 12-744(c), the "Flood Plain Regulation", prepared and published in a booklet form by the City of Spring Hill, Kansas, save and except such articles, sections, parts or portions as are hereinafter omitted, deleted, modified or changes.

ARTICLE 7. SIGN REGULATIONS

17-701. SIGN REGULATIONS. Pursuant to K.S.A. 12-3009 et seq. and K.S.A. 12-3301 et seq., there is hereby incorporated by reference for the purpose of regulating signs within the corporate limits of the City of Spring Hill, Kansas, a sign ordinance known as "**SIGN REGULATIONS OF THE CITY OF SPRING HILL, KANSAS 2007 FIRST EDITION**", hereinafter referred to as the Sign Regulations; prepared and published in booklet form by the City of Spring Hill, Kansas. Not less than three (3) copies of said sign regulations shall be marked or stamped "Official Copy as adopted by Ordinance No. 2007-02" and to it shall be attached a copy of this Ordinance and filed with the City Clerk to be open for inspection and available to the public at all reasonable hours. The Police Department, Municipal Judge, and all administrative departments of the City charged with the enforcement of the Ordinance shall be supplied at the cost of the City, such number of official copies of said marked Ordinance similarly marked as may be deemed expedient. (Ord.2007-02)

PENALTY and REMEDIES PROVISION.

1. Any person violating the provisions of these rules and regulations shall upon conviction there of be subject to the following penalties:

- a. Fine. Not less than one dollar (\$1) nor more than two thousand five hundred dollars (\$2,500); or
- b. Imprisonment. In the county jail for not more than one hundred seventy nine (179) days; or
- c. Both. Fine and imprisonment not to exceed "1" and "2" above.

2. Each day any violation of these rules and regulations continues shall constitute a separate offense.

3. The City shall further have the authority to maintain suits or actions in any court of competent jurisdiction for the purpose of enforcing any provisions of these rules and regulations and to abate addition to other remedies, institute injunction, mandamus, or other appropriate actions or proceedings to prevent such violations.