

HB 487 -- Missouri County Planning Act

Sponsor: Cooper (120)

This bill establishes the Missouri County Planning Act. In its main provisions, the bill:

- (1) Allows for the establishment of a county planning commission comprised of appointed members to prepare a comprehensive plan for the county. The planning commission may be established either directly by the county commission or by voter petition and approval;
- (2) Specifies the powers and duties of the planning commission;
- (3) Specifies the elements of the comprehensive plan and the procedures for its consideration, hearing, and adoption by the planning commission and the county commission;
- (4) Authorizes the planning commission to recommend subdivision regulations after a public hearing and authorizes the county commission to adopt the regulations;
- (5) Authorizes the planning commission to adopt a major street plan for all unincorporated areas of the county in accordance with the transportation element of the comprehensive plan;
- (6) Authorizes the planning commission to recommend zoning regulations for all unincorporated areas of the county in accordance with the comprehensive plan after a public hearing and authorizes the county commission to adopt the regulations upon voter approval;
- (7) Requires counties that have adopted zoning regulations under the bill to appoint a county board of zoning adjustment to hear and decide appeals of zoning decisions and applications for variances. The hearing and appeals procedures are specified;
- (8) Specifies that violations of any regulations adopted under the bill are misdemeanors and authorizes certain counties to impose fines for these violations;
- (9) Authorizes the grandfathering of actual lawful uses of property in existence on August 28, 2007;
- (10) Authorizes counties to enter into cooperative agreements with public or private entities for the exercise and performance of the established planning powers, duties, and functions; and
- (11) Clarifies that nothing contained in the bill will affect

the existence or validity of a county ordinance or order adopted prior to August 28, 2007.