

## MINUTES

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1. The meeting was called to Order with Roll Call by Chairman Bob Garrett.

2. Roll Call:	Manson	Absent	McPherson	Present
	Garrett	Present	Shultz	Present
	Templin	Present by Telephone	Fisher	Present Virtually
	Lane	Present Virtually		

3. General Business:

A. Approve Planning Commission Agenda.

Motion by Commissioner McPherson to approve the Agenda; second by Shultz.

All Commissioners approved by “ayes.”

Motion carried.

B. Approve Minutes of the Planning Commission meeting held on June 23rd, 2020.

Motion by Commissioner Shultz to approve the Minutes; second by McPherson.

All Commissioners approved by “ayes.”

Motion carried.

C. Disclosure of conflicts of interest. None.

D. Disclosure of outside communications regarding Commission business. None.

4. **Call to Public:**

Members of the public who wish to address the Planning Commission regarding items not on the agenda may do so at this time. Any presentation is for information purposes only. No action will be taken. There is a four-minute time limit.

No one appeared and no one contacted the City Clerk.

Commissioner Fisher asked why the City is allowing food trucks. Administrator Brungardt stated there are temporary food sales allowed in certain districts with a mobile food vendor permit. The City does receive sales tax from the vendors. Commissioner Fisher said some of the businesses are hurting and he doesn't think we need to have food trucks here.

5. **Public Hearing:** Hold Public Hearing on SUP for auto dealership in the C-1 zoning district. Planning Director Brad Weisenburger stated the applicant intends to open an auto dealership and memorabilia shop in the C-1, Downtown District. The Planning Commission recommended a text amendment for this use, which was officially approved the City Council on May 20<sup>th</sup>, 2020, by Ordinance No. 2492. Planning Director Weisenburger said the applicant has discussed the special use permit process with Staff and submitted an application for a special use permit.

Planning Director Weisenburger provided the definition of a special use permit and stated this use does fit in the compatibility of the business district. He reviewed the Matters to be Considered when approving or disapproving a special use permit. Staff has reviewed all the matters and finds them to be 'Positive' in favor of granting the special use permit request. If any matters do not meet the requirements, the City can and will contact the applicant to correct any matters necessary during the term of the special use permit.

Commissioner McPherson asked about the water and sewer connections being completed. Planning Director Weisenburger stated the business will need to connect to water and sewer prior to an occupancy permit being issued.

Commissioner Lane asked about the street parking. Director Weisenburger stated there will be no designated parking stalls for this business and all vehicles attributed to the business inventory must be parked inside. Discussion.

Commissioner Templin asked about there being a condition of the special use permit to ensure that water and sewer connections are made a part thereof.

Chairman Garrett opened the Public Hearing. No one appeared and the Public Hearing was closed.

Motion by Commissioner Shultz to recommend approval to the City Council of the Special Use Permit for a term of twenty (20) years with annual one-year extensions after the initial twenty-year period, and provided the water and sewer connections are established within the building for service; second by Lane.

Roll Call:	Manson	Absent	McPherson	Yes
	Garrett	Yes	Shultz	Yes
	Templin	Yes	Fisher	Yes
	Lane	Yes		

Motion carried.

**6. Old Business: None**

**7. New Business:**

- A. Consider Site plan for O'Reilly's Auto Parts. Planning Director Brad Weisenburger stated the applicant submitted a site plan to construct a 7,453 SF building at 34009 W. 91<sup>st</sup> Terrace, west of Harps. He said this discussion has been ongoing for quite some time and they have now submitted building plans which are being reviewed by the Building Official. The Site Plan applications are subject to review and approval by the Planning Commission. The application materials have been given a full technical review by Staff and outlined in the report to Commissioners dated July 28<sup>th</sup>, 2020.

Director Weisenburger reviewed the Architectural Standards, Signage, Landscaping, Stormwater Management, and Easements and commented on those matters. Based on the full review by Staff and this report, Staff recommends the Commission approve the Site Plan with the conditions set forth in the report.

Discussion between Administrator Brungardt and Chairman Garrett regarding the stormwater detention pond. The detention pond will more than adequately retain the runoff from the development.

Commissioner Templin asked about the sidewalks that will be required to be built out.

Motion by Commissioner McPherson to approve the Site Plan for O'Reilly's; second by Shultz.

Discussion among Staff. Commissioner Fisher asked the applicant's representative if they feel there is enough business in De Soto to support two auto parts stores.

Mr. Schneider, the consultant for the O'Reilly's project, said he could not answer that question specifically since he deals with the design of the project only. He said he appreciates everyone's time and discussions during this project process.

Roll Call:	Manson	Absent	McPherson	Yes
	Garrett	Yes	Shultz	Yes
	Templin	Yes	Fisher	Yes
	Lane	Yes		

Motion carried.

- B. Discuss potential re-zoning application on Sunflower Road south of Lumber One. Planning Director Weisenburger said he has received several calls on this property in the past year. He received a call from a potential buyer who would like to rezone the property for a self-storage facility for campers, boats and automobiles. The applicant would like to know the Commissioners' feedback on a rezoning from the R-1 zoning. Director Weisenburger commented on the differences in the zoning designations of M-1 and C-2. He asked Commissioners for their thoughts on the rezoning options.

Discussion ensued among Commissioners and Staff. Commissioner Templin asked if the R-2 zoning to the left of the property has residential homes built on it. Administrator Brungardt said there are and they are in the County's zoning. Commissioner Templin said he feels C-2 zoning would be more appropriate for that area than an M-1. Commissioners agreed. There were no further comments from Commissioners.

Commissioner Fisher asked when the Wyandotte Street bridge will be closed. Administrator Brungardt said the latest update the City received is that it will be the last week of August and will be closed approximately two months for the repairs.

Chairman Garrett said the property east of the Carriage Houses needs to be mowed. Staff will notify Codes Enforcement.

Commissioner Shultz asked about the Jakes' property still being unfinished. Staff said code violations have been issued and a court date has been set.

Commissioner Garrett asked if fireworks are currently being stored in the Jakes' building. He requested Staff to check on that.

No further discussions.

Motion by McPherson to adjourn at 6:44 p.m.; second by Shultz.

All Commissioners approved by "ayes."

Motion carried.

Respectfully submitted:

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Lana R. McPherson, MMC, City Clerk