

Meeting Minutes

1. Call to Order

The meeting was called to order by Chairman Bob Garrett at 6:00 PM.

2. Roll Call:

Roll Call:	Manson	Present	Milburn	Present
	Garrett	Present	Shultz	Present
	Templin	Absent	Fisher	Present
	Lane	Present		

Commissioner Templin was absent

3. General Business:

3a. Approve Planning Commission Agenda.

Motion by Commissioner Lane; Second by Commissioner Shultz.

Roll Call:	Manson	Yea	Milburn	Yea
	Garrett	Yea	Shultz	Yea
	Templin	Absent	Fisher	Yea
	Lane	Yea		

Motion Carries

3b. Approve Minutes of the Planning Commission meeting held on July 27th, 2021.

Motion by Commissioner Manson; Second by Commissioner Shultz.

Roll Call:	Manson	Yea	Milburn	Yea
	Garrett	Yea	Shultz	Yea
	Templin	Absent	Fisher	Yea
	Lane	Yea		

Motion Carries

3c. Disclosure of conflicts of interest.

Commissioner Milburn disclosed conflicts of interest on items 5a, 7a, and 7b.

3d. Disclosure of outside communications regarding Commission business.

Seeing none, the chair moved to the next item.

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 discussion is for information purposes only. No action will be taken. There is a four-minute time limit.

5. Public Hearing:

5a. Consider Rezoning from C-2 to R-3 at 33391 Lexington and Golden Lane

NOTE: Commissioner Milburn recused himself from the meeting at this time.

Mr. Brad Weisenburger, Planning and Capital Projects Director, led the discussion on this matter. The application was submitted to rezone a 1.3-acre tract of land at 33391 Lexington Ave, at the SE corner of Golden Lane and Lexington Avenue to R-3 multi-Family. The property is currently zoned C-2. The request is being made by Mr. Dustin Baker of Alcove Development.

Chairman Garret Opened the public Hearing at 6:12 pm.

Mr. Kevin White addressed the commission. He expressed his concerns with the number of apartments and the commercial buildings on the lot. Mr. Weisenburger mentioned that the proposal is well below the maximum property density and other guidelines of the lot.

Chairman Garrett closed the public hearing at 6:17 pm.

Motion by Commissioner Manson; Second by Fisher to approve the rezoning from C-2 to R-3 at 33391 Lexington and Golden Lane.

Roll Call

Manson	Yea	Milburn	Absent
Garrett	Yea	Shultz	Yea
Templin	Absent	Fisher	Yea
Lane	Yea		

Motion Carries

Commissioner Milburn returned to the room at 6:22 pm.

5b. Consider changes to Infrastructure Plan

Mr. Mike Brungardt led the discussion on this item. The Sunflower Redevelopment Group (SRL) has indicated a desire to annex a large area in the northern part of the former Sunflower Army Ammunition Plant (SAAP) into De Soto city limits. Additionally, the Gabriel property has been a key source of discussion. City staff has been working on revisions to the water, sewer, and roadway networks south of K-10 Highway. Mr. Brungardt recommended that the commission adopt the changes to the comprehensive plan.

Chairman Garret opened the Public Hearing at 6:43 pm.

The Commission discussed the item and the timeline for approval.

Ms. Regina Clarke asked about the sale of the Gabrielle property. Mike Brungardt said

the property has been marketed for the last few years and the city is not aware of any completed sale of the property.

Ms. Dawna funk indicated that the development would impact her property. Ms. Funk asked about the revisions to the consult report. Mike Brungardt indicted the draft was amended and the report is in draft form as there are several factual inaccuracies in the report.

Chairman Garrett closed the public hearing at 6:54 PM.

Commissioner Manson motioned to table the item until a final report is presented for approval at the September 28th Planning Commission meeting; Second by Commissioner Shultz.

Roll Call:	Manson	Yea	Milburn	Yea
	Garrett	Yea	Shultz	Yea
	Templin	Absent	Fisher	Yea
	Lane	Yea		

Motion carries.

6. Old Business: None

7. New Business:

7a. Consider Site Plan 33391 Lexington and Golden Lane

NOTE: Commissioner Milburn recused himself from the meeting at this time.

Brad Weisenburger led the discussion on this item. Mr. Dustin Baker has submitted a site plan to construct 3 multifamily units and a 7,200 SF unit office building at the corner of Lexington and Golden Lane. The site plan requires review and approval by the Planning Commission. Mr. Weisenburger recommends approval of the site plan.

Motion by Commissioner Manson to approve the site plan; Second by Commissioner Garrett.

Roll Call:	Manson	Yea	Milburn	Absent
	Garrett	Yea	Shultz	Yea
	Templin	Absent	Fisher	Yea
	Lane	Yea		

Motion Carries

7b. Consider Site Plan for Hike 10 Properties – Lot 3

Mr. Weisenburger led the decision. Mr. Travis Hicks has submitted a site plan to construct a 10,000 SF building at 33951 W 91st Terrace. The project is located east of O’Reilly’s and along the curve on Commerce Drive and is part of the overall HIKE 10 Development. The site plan application must be approved by the Planning Commission. Mr. Weisenburger recommends approval of the site plan.

Motion by Commissioner Garrett to approve the Site; Second by Commissioner Manson.

Roll Call:	Manson	Yea	Milburn	Absent
	Garrett	Yea	Shultz	Yea
	Templin	Absent	Fisher	Yea
	Lane	Yea		

Motion carries.

Commissioner Milburn returned to the room at 7:12 pm.

Motion by Commissioner Milburn; Second by Garrett to Adjourn.

The meeting was adjourned at 7:15pm.

Respectfully Submitted

Brandon Mills

Brandon Mills, MPA, City Clerk