

# CITY OF DE SOTO PLANNING COMMISSION

City Hall, 32905 W. 84<sup>th</sup> Street  
September 22, 2009 – 7:00 P.M.

## AGENDA

1. **Call to Order:**

2. **Roll Call:**

3. **General Business:**

- A. Approve Planning Commission Agenda.
- B. Approve minutes of the August 25, 2009 Planning Commission meeting.
- C. Disclosure of conflicts of interest.
- D. Disclosure of outside communications regarding Commission business.

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.

5. **Public Hearing:**

- A. Public hearing to consider an application to rezone property located at 27943 & 27945 W 85<sup>th</sup> Terrace (Lot 91, Oak Manor Estates) from “RUR” Rural District to “R-1” Residential—Low Density District.

6. **Old Business:**

- A. Re-Consider proposed change in wording for fence regulations amendment.
- B. Public hearing to consider the proposed Rural Agriculture zoning District.
- C. Consideration of an amendment to the Official Zoning Map for the City of De Soto, Kansas that will change the zoning on ~150 parcels from a County zoning classification to an appropriate City Zoning District. (Tabled since 4/28/09)  
**Recommendation:** Table to allow property owners time to consider the proposed Rural Agriculture zoning district. Staff will also need to make another formal public notice.

7. **New Business:**

8. **Staff Advisory Reports**

- Council comments/action on
- Wind & Solar Energy Planning Workshop – October 3, 2009, Parkville, MO

## 9. Calendar:

- A. *October 1<sup>st</sup>* - City Council - Tentative Planning agenda items include:
- Proposed amendment for fence regulations
- B. *October 15<sup>th</sup>* - City Council - Tentative Planning agenda items include:
- Consideration of Hileman rezoning application
  - Consideration of Rural Agriculture Zoning District
- C. *October 27<sup>th</sup>* - *Planning Commission – Tentative agenda items include:*
- Rezoning of County-zoned properties
  - SUP for wind energy system/monitoring tower
  - Site Plan from Glavin Development for senior housing
  - Extension of Preliminary Plat for De Soto Ridge Subdivision
- D. *Upcoming Business*
- Consideration of SUP for archery range at Widow Big Knife Park
  - Revisions to Wind Energy Conversion Systems regulations
  - New regulations for other energy systems—solar, thermal, etc.

## 10. Adjournment:

### Pending Business

- Comprehensive Plan review issues: gateway/viewshed criteria, downtown redevelopment plan and design criteria
- Review SUP uses for R-A district and determine if additional regulation needed: stable/riding arena, composting site, livestock sales, intensive livestock operations,
- Regulations for livestock usage in R-A District and amendment of City Code

### Issues for Future Discussion

- Green building codes – [Handout from Steve Chick](#)
- Consideration of Conservation Subdivision Design regulations as a development tool
- Consideration of regulations for package sewage treatment plants
- General review of the Future Land Use Map to consider amending areas where recent zoning decisions do not agree with map recommendations.
- Comprehensive Plan comparison with Zoning & Subdivision Regulations in order to better implement the Plan
- Stream buffer/conservation buffer regulations
- Floodplain, natural areas and open space protection overlay regulations