

**CITY OF DE SOTO
PLANNING COMMISSION**

City Hall, 32905 W. 84th Street
Tuesday, October 23rd, 2007, at 7:00 P.M.

MINUTES

1. The meeting was called to order with Roll Call by Chairman Kevin Honomichl.

2. Roll Call: Walker	Absent	Hemphill	Present
Honomichl	Present	Kroeger	Absent
Krudwig	Absent	Crumbaker	Present
Templin	Present		

3. **General Business:**

 A. Approve Planning Commission agenda.

Motion by Commissioner Hemphill to approve the Agenda; second by Crumbaker.

All Commissioners approved by “ayes”.

 B. Approve Minutes of the September 25, 2007 Commission meeting.

Motion by Commissioner Hemphill to approve the Minutes; second by Crumbaker.

All Commissioners approved by “ayes”. Chairman Honomichl abstained.

 (The record reflects Commissioner Kroeger joined the meeting at 7:06 p.m.)

 C. Disclosure of conflicts of interest. N/A

 D. Disclosure of outside communications regarding Commission business. N/A

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:** N/A

6. **Old Business:**

Comprehensive Plan Review—see below

7. **New Business:**

 A. Proposed amendment to the Zoning Regulations—revisions of Appendix A, Permitted Land Uses by Zoning District. Planner Bohnsack said Ordinance No. 2108 that was passed in 2005 included the new Appendix A, and includes many uses that have been discussed in prior meetings. Due to a clerical oversight, the

new pages were not distributed to Commissioners. Planner Bohnsack will provide new copies of the Appendix A to the Commissioners. Planner Bohnsack said she would like the Commissioners to consider removing the “N” designation from the categories in the Appendix A. She discussed all the uses that are listed in the NAISC Sectors. Discussion by Commissioner Templin with Planner Bohnsack on the exclusions in the districts in which they are listed. Further discussion by Engineer Brungardt on the definitions being very broad. Commissioner Templin said this Appendix is just a tool for convenience, and the uses have to be consistent with what the zoning regulations are.

Planner Bohnsack provided Commissioners with a memo addressing the concerns with the current two-digit use categories of the zoning districts. Commissioner Crumbaker asked about the categories listing and the alternative listing as discussed by Planner Bohnsack. She reviewed her comments in the staff report to Commissioners dated October 19, 2007, and said the listings under certain categories is extensive. Chairman Honomichl said he wants to be sure that changes are necessary as much thought and discussion went into the current Appendix. Discussion ensued between Commissioner Crumbaker and Chairman Honomichl on the categories and the uses under those categories. A discussed continued between Planner Bohnsack, Engineer Brungardt and the Commissioners on the types of uses and structures permitted in the particular categories.

Planner Bohnsack said she has a concern that the intent of the district isn't clear on the permitted uses. She reviewed her comments in the staff report. Chairman Honomichl said he sees the concerns and said we should take this a “piece at a time” and define that before taking on the next piece. Continued discussion by Planner Bohnsack that she feels we could consider going to the three digit categories.

Commissioner Crumbaker reviewed his understanding of the two digit and the three digit codes with Planner Bohnsack. Comments by Commissioner Hemphill that he isn't familiar with using the Appendix type NAISC Code. Discussion by Engineer Brungardt and Planner Bohnsack with the Commissioner that many communities use a list as opposed to a grid with numbers. Commissioner Templin said he feels the zoning districts direct the uses. Discussion ensued by Engineer Brungardt and Commissioners. Commissioners requested Planner Bohnsack put together a memo with specific district changes to be reviewed and they will look at those districts and the intent. Commissioner Kroeger said he appreciated the maps that Planner Bohnsack provided with the staff memo as they helped visualize the districts.

8. Staff Advisory Reports:

- A. Snowy Acres to the City Council on October 18, 2007. Engineer Brungardt said the Final Plat was approved by the City Council. Construction will likely begin in the Spring.
- B. Joint meeting of the Planning Commission and the City Council. Engineer Brungardt said the meeting is scheduled for November 1st at 5:30 p.m. He asked Commissioners if there was anything specifically the Commissioners would like to address. Chairman Honomichl asked about the community incentives that might be available to promote business. Commissioner Hemphill said Downtown versus 95th Street is a big consideration. Planner Bohnsack said the intent of the Downtown

District may be more Destination based. Discussion between Commissioners.

- C. Gateways sub-committee meeting on October 16, 2007. The sub-committee met and made quite a bit of headway. Planner Bohnsack said this committee will meet again after the joint meeting of the Planning Commission and the City Council.
- D. Downtown Development Plan – proposed zoning regulations. Will be on the Agenda next month.
- E. Update of all maps in the Comprehensive Plan. This update will be provided by Engineer Brungardt at the next meeting. Chairman Honomichl said a “Mixed Uses” zoning district should be discussed and defined in the near future. Discussion ensued by Commissioners on a mixed uses district as there is potential for this type of use within the City.

Planner Bohnsack provided Commissioners with an email regarding a presentation on November 5th, at the Overland Park Community Center.

Commissioner Kroeger asked about the old pole sign by K-10. Engineer Brungardt said the sign is a legal non-conforming and is allowed to stay. Discussion on the code issue and disrepair issues.

Planner Bohnsack said a change in the sub-division regulations will be proposed since the new septic system regulations have been approved.

Commissioner Hemphill asked about the self-storage facility having an office now being open and staffed with a U-Haul rental business, and there is no sewer to the facility. He said that was a big discussion by the applicant when they came before the Commission and there wasn't going to be a staffed business office. Engineer Brungardt said he will follow up with this and respond to the Commissioners.

Commissioner Kroeger asked if Engineer Brungardt had followed up with Engineered Air on the arrangement of the windows on the new building. Engineer Brungardt said he had.

9. Calendar:

- A. *November 1st, 2007 - City Council* - Tentative Planning agenda items include:
 - 1. Joint meeting with City Council
- B. *November 15th, 2007 - City Council* - Tentative Planning agenda items include:
- C. *November 27th, 2007 - Planning Commission* – Tentative agenda items include:
 - 1. Amendment to the Subdivision Regulations requiring both the gross and net area of each lot to be shown on the face of the plat.
 - 2. Arbor Ridge Phase II Final Development Plan

The Planning Commission will meet on December 18th instead of December 25th due to the holiday.

Engineer Brungardt said he is working on a project and is collecting community support for a grant for the downtown streetscape project. Commissioner Templin said Engineer Brungardt did a nice job on that presentation.

Motion by Commissioner Kroeger to adjourn at 8:35 p.m.; second by Hemphill.

All Commissioners approved by “ayes”.

Respectfully submitted:

Lana R. McPherson, MMC
City Clerk