

CITY OF DE SOTO
PLANNING COMMISSION
City Hall, 32905 W. 84th Street
November 22, 2005 – 7:00 P.M.

MINUTES

1. The meeting was called to order by Chairman Kevin Honomichl at 7:00 p.m.

2. Roll Call:	Friday	Absent	Hemphill	Absent
	Honomichl	Present	Kroeger	Absent
	Krudwig	Present	Moberly	Present
	Templin	Present		

3. General Business:

A. Approve Planning Commission agenda.

Chairman Honomichl noted that agenda item 6B needed to be tabled as City Attorney Reavey was out of town.

Motion by Commissioner Templin to approve the Agenda as written; second by Moberly.

Commissioners approved by “ayes”.

B. Approve minutes from the October 25, 2005 Planning Commission meeting.

Motion by Commissioner Moberly to approve the Minutes as published; second by Templin.

Roll Call:	Friday	Absent	Hemphill	Absent
	Honomichl	Yes	Kroeger	Absent
	Krudwig	Yes	Moberly	Yes
	Templin	Yes		

Motion carried.

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.

None appeared.

5. Public Hearing:

A. Public hearing to consider a text amendment to Article 6 of the Subdivision Regulations and Article 11 of the Zoning Regulations pertaining to sidewalk installation requirements.

Commissioners Moberly and Templin noted several minor revisions and typographical errors, including removing the word ‘applicant’ from Subsections

B, C, and D and adding semicolons in several locations. Commissioners agreed that the first sentence of the last paragraph of Section 3 should read 'If the property meets all of the above criteria...".

Commissioner Templin stated that he didn't understand why the deferral would be based in part upon specifically designated corridors. There will be annexations in the future that will not fall within these four corridors. Chairman Honomichl noted that the corridors included in the amendment will be subject to major road improvements in the future. Also, it is likely that growth to the west will require sidewalks.

Commissioner Krudwig noted that 'Sunflower' needs to be changed to 'Kill Creek' Road in Subsection C.

Chairman Honomichl opened the public hearing. None appeared.

Chairman Honomichl closed the hearing.

Motion by Commissioner Templin to recommend approval of the text amendment incorporating the changes highlighted in the our discussion which he will give to staff as marked; second by Krudwig.

Roll Call:	Friday	Absent	Hemphill	Absent
	Honomichl	Yes	Kroeger	Absent
	Krudwig	Yes	Moberly	Yes
	Templin	Yes		

Motion carried.

6. Old Business:

- A. Reconsider a text amendment to Articles 4 and 5 and Appendix A of the Zoning Regulations pertaining to permitted land uses by zoning district.

Chairman Honomichl discussed that the Council returned the recommendation to approve because of a clerical error by staff. Commissioner Moberly noted several inconsistencies that required correction, including the misuse of double asterisks for notations and the duplication of permission entries for category descriptions taking up two lines.

Motion by Commissioner Templin to recommend approval subject to the clerical issues identified by the good Commissioner Moberly; second by Moberly.

Roll Call:	Friday	Absent	Hemphill	Absent
	Honomichl	Yes	Kroeger	Absent
	Krudwig	Yes	Moberly	Yes
	Templin	Yes		

Motion carried.

- B. Consider a text amendment to Article 9 of the Procedures Manual and Article 12 of the Zoning Regulations pertaining to powers and jurisdiction of the Board of Zoning Appeals.

Motion by Commissioner Moberly to table item 6B; second by Templin.

All Commissioners approved by "ayes".

Commissioners discussed the Site Plan Review Meeting being scheduled for mid-December.

Chairman Honomichl volunteered to sit in on the next three SPR meetings. He requested staff ask if Vice Chairman Friday will be free as well.

Commissioner Templin asked if staff is concerned about the possible development of strip clubs in Edwardsville. Planning Coordinator Gordanier discussed the adult entertainment section of the City Code. She will talk to City Attorney Reavey about the situation in Edwardsville regarding adult entertainment and De Soto's code regarding same.

Motion by Commissioner Moberly to adjourn at 7:30 p.m.; second by Templin.

All Commissioners approved by "ayes".

Respectfully submitted:

Kim Gordanier
Planning Coordinator