

**CITY OF DE SOTO
PLANNING COMMISSION**

City Hall, 32905 W. 84th Street
April 24, 2007 – 7:00 P.M.

MINUTES

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

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

3. **General Business:**

A. Approve Planning Commission agenda. Comments by Chairman Honomichl of the Agenda items.

Motion by Commissioner Kroeger to approve the Agenda; second by Moberly.

All Commissioners approved by “ayes”.

B. Approve Minutes of the March 27, 2007 Commission meeting.

Motion by Commissioner Kroeger to approve the Minutes as written; second by Moberly.

Commissioners approved by “ayes”, with Commissioner Friday abstaining.

Motion carried.

C. Disclosure of conflicts of interest. City Planner Buttrum said Commissioner Templin has stated a conflict of interest regarding Hilltop Estates and he will join the meeting after this item of business. No other conflicts were stated.

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

Chairman Honomichl thanked the citizens who are present and asked what their interest in tonight’s agenda is. He said he would allow them time in the meeting to voice their comments, even though these items of business are not public hearing items.

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.

5. New Business:

- A. Consider Preliminary Plat for 'Hilltop Estates', a 4 lot subdivision located south of 83rd Street on Waverly Road (8430, 8450, and 8504 Waverly Road and Parcel AF221227-4016). Engineer Brungardt stated this plat is following the submission requirements. A general review of the zoning requirements has been done and no rezoning is required. This area is low-density residential and is in conformance with the Comprehensive Plan. Engineer Brungardt further reviewed the comments in the staff report dated April 15, 2007. Submittal materials were in conformance. There is a requirement for a stream buffer easement across the southwestern portions of Lot 2.

Engineer Brungardt discussed the traffic impact to Waverly Road. He stated that the lot configuration should be revised such that each lot measures at least 90 feet at the set-back line, as Lots 2 and 3 do not meet the minimum width requirement at the setback line. Engineer Brungardt discussed the conclusion that storm water detention would be of little benefit in this case. It is staff's opinion that each of the proposed lots is capable of sustaining septic systems. There are no proposed water lines within the subdivision. Adequate allowances for the installation of public utilities have been made. There are no proposed sidewalks within the subdivisions.

Staff recommends approval of the Preliminary Plat with three conditions as set forth in the Staff Report dated April 15, 2007.

Chairman Honomichl discussed Lot 4 and the setback lines. Commissioner Moberly asked about Lot 2 and the septic system being impacted by the slope. Discussion by Engineer Brungardt regarding the analysis made by Building Official Steve Chick. Commissioner Kroeger asked whether a grading plan had been submitted. Engineer Brungardt said the plat proposes no site grading.

Dustin Baker, 11065 Kill Creek Road, De Soto, stated that fill had been placed on Lot 2, to address the leech field and filled it in. Grading hasn't been assessed; however, there will be some. Discussion by Engineer Brungardt and Mr. Baker that the only grading would be in the lot grading around the new houses.

Chairman Honomichl stated to the audience he would allow some comments. He discussed the elements for consideration of approval of the preliminary plat.

Georgene Ashlock, 8480 Waverly, said when the surveyors did the markings, there is 20 feet inside her property and her attorney advised her to claim "adverse possession" to the property to the north of the fence line. There is 20 feet in the front and approximately 40 feet in the back. She said she has owned the property since 1983.

Dustin Baker said the main consideration is the plat application and not the property line dispute. That matter will be taken through the Court.

Donald Ashlock, 8412 Waverly, said his concern is that the property line dispute does have an effect on this preliminary plat as the property would

become much smaller and not meet the requirements of the City. He said the two go hand-in-hand when that much property could be cut off. Then, this plat wouldn't meet the City's zoning laws.

Dustin Baker stated his direction to the Planning Commission would be that he has a survey completed by a licensed surveyor with the State of Kansas, coupled with a Warranty Deed from the seller.

Chairman Honomichl said the Warranty Deed in itself would not solve a property line dispute. You can't sell what you don't own.

Commissioner Kroeger stated the Final Plat does require a Title Report prior to approval. Continued discussion by Mr. Baker that regardless of the claim the preliminary plat would still meet the requirements. Discussion by Engineer Brungardt on the sizes of the four lots should the fence line be the property line. If the applicant lost the court case, the lots would still conform to the regulations. Discussion by Mr. Baker that his attorney is working on the dispute.

Bridgett Seidl, 30830 W. 90th, said she is surprised to see four lots and four houses. She is concerned the new homes going in south of this area are much larger lots and it doesn't seem these four lots fit with the surrounding neighborhood. Discussion by Engineer Brungardt with Chairman Honomichl regarding the lots. There were three homes demolished from the four parcels.

Leilani Seaman, 8412 Waverly, asked if the Commissioners approved the plat today, does the applicant not have to revise the plat if the property in question is deemed not to be their property. Discussion by Chairman Honomichl that the plat in question would be affected by a court order, but would not need to be revised because the court order would take precedence.

Chairman Honomichl asked for input from the Commissioners regarding the preliminary plat and the conditions surrounding the boundary line dispute. A Title Report will be required prior to any Final Plat approval. Discussion by Commissioner Moberly and Chairman Honomichl on the conditions of the preliminary plat. A discussion ensued with Commissioner Kroeger and the Commissioners.

Commissioner Friday said it doesn't appear to him the Planning Commission can side on one side or the other, and should not make any judgment as to the ownership of the property relating to the preliminary plat before the Commission. He said the Commissioners should consider what is before them. Discussion by Commissioners and Staff regarding the conditions for the Final Plat approval.

Leilani Seaman again discussed the setback lines required by the City for the side yard setbacks. She said this could affect her parents' septic system and be right up close to their house. Discussion by Chairman Honomichl.

Chairman Honomichl further discussed the requirements for a Preliminary Plat. Commissioner Kroeger agreed with staff's conclusions in the Staff Report.

Motion by Commissioner Moberly to approve the Preliminary Plat for Hilltop Estates with the four modifications as indicated on page 6 of staff's report, including adding item d. to add setback lines on Lot 4; second by Friday.

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

Motion carried.

- B. Consider Final Plat for 'Hilltop Estates', a 4 lot subdivision located south of 83rd Street on Waverly Road (8430, 8450, and 8504 Waverly Road and Parcel AF221227-4016). Engineer Brungardt reviewed the Staff Report dated April 18th, 2007, and stated there are conditions that carry forward from the Preliminary Plat and the setbacks on Lot 4 should be noted on the Final Plat, as well as the stream buffer across Lot 2 should be shown on the Final Plat. In addition, the lot configuration should be revised such that each lot measures at least 90 feet at the set-back line. He further reviewed the items and the question of ownership of the property in the boundary dispute.

Commissioner Moberly and Chairman Honomichl said legal guidance needs to be heard from the City Attorney regarding the property line dispute issue.

Motion by Commissioner Moberly to table Item 5 B; second by Kroeger.

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

Motion carried.

(The record reflects Commissioner Templin joined the meeting at 7:48 p.m.)

- C. Consider Preliminary Plat for 'Estates of Snowy Acres', a 7-lot subdivision located north of 86th Street off of Corliss Road (8550 and 8580 Corliss Road). Engineer Brungardt reviewed the Staff Report of the proposed 15 acres subdivision in the R-O Residential Suburban zoning district. The southern ten acres of the subdivision have already been platted. There are two separate owners of the two separate parcels. Septic systems will be required on this property.

The preliminary plat review is in conformance with the required submittals of the Subdivision Regulations. There is an existing stream that crosses the northwestern portion of Lot 6. The preliminary plat should indicate the dedication of a drainage easement for this stream. The storm water management requirements are in conformance with the City's regulations. The

proposed subdivision consists of 7 single-family residential lots which will contain 6 new homes. This will increase the daily traffic load onto Corliss by approximately 60 vehicle trips per day. For this reason, it is recommended that the developer sign an agreement not to protest a benefit district for future road maintenance, safety and capacity upgrades to Corliss Road adjacent to the subject property.

Engineer Brungardt discussed the existing access easement across the north 50 feet of Lots 6 and 7, as well as the existing driveway and utilities extending from Corliss Road to the west. These improvements must be maintained during the construction of the subdivision and they should be indicated on the preliminary plat document. Engineer Brungardt further discussed the remaining items as outlined in the Staff Report. Staff recommended approval conditioned upon seven (7) revisions being made to the preliminary plat prior to the Planning Commission's consideration of the Final Plat.

Planner Buttrum discussed the dual cul-de-sac arrangements and that the first cul-de-sac could act as a 'traffic circle' with a landscaped island. She stated there was some correspondence received from Mr. Kent McNeill.

Chairman Honomichl said he has concerns about the cul-de-sac configuration as it is not a true cul-de-sac such that this is a through street about 680 feet long. Commissioner Templin said he agrees with Chairman Honomichl. Commissioner Friday said he agrees. Commissioner Kroeger asked what would signify as a "sufficient elbow". Commissioner Moberly said a traffic-calming device wouldn't work either. Commissioner Templin said there is a huge market for the one and one and a half acre lots. This plan isn't inconsistent with what Commissioners have discussed, but the very long cul-de-sac isn't the answer. Chairman Honomichl asked "is that bulb of asphalt really a cul-de-sac?" Engineer Brungardt read the definition of "cul-de-sac". A discussion ensued between the Commissioners. Engineer Brungardt reminded the Planning Commission about previous direction from the Commission relating to this property and arrangement of cul-de-sacs.

Joe Herring, 315 N. 5th, Leavenworth, Kansas, spoke on behalf of the applicant. He said they have gone through several scenarios in how to meet the criteria. He said there are only seven homes on this access and the cul-de-sac establishes an emergency vehicle turnaround. The layout handles this, whether it is a "cul-de-sac" or not; there are seven homes with access to the street and there is a short distance for emergency vehicles to turn around. He said the applicant would not be opposed to taking another look at the road.

Kent McNeill, 30245 W. 86th Street, said he built his house 28 years ago. He is concerned about the small lots going in. He said people in this area moved to De Soto for the rural area, chip and seal roads, no streetlights, no curb and gutter. He thinks the ambience of the neighborhood would change and it would look like Western Shawnee. He said some of his neighbors have had their septic systems fail and he feels the City really needs to look at septic systems. The storm water management on Lots 4 and 5, which drain about 16 acres, is a concern. The runoff would go down the hill onto the adjoining properties. He is concerned that sewage will also be carried down the hill. With all of the

development to the south, Corliss Road is taking a beating. The ditches are three feet deep in some places. With the extra traffic and more people moving in south of Corliss, there could be some major road repairs. There are two streams that come up along Corliss and Rik-Mar Drive at 86th Street. There is a natural spring and water will always be there.

Nelson Rodriguez, 8640 Corliss Road, said he is on the south side of the 10 acres and he is concerned about his property. He also has concerns about the tree line causing him line-of-sight problems. Engineer Brungardt stated these trees are in the City right-of-way and he will have someone look at this.

Chairman Honomichl reviewed the comments in the staff report and discussed those with Engineer Brungardt and Commissioners. The question is whether or not this “bulb of pavement” is a cul-de-sac. Commissioners agreed it is not.

Commissioner Templin said it is important to know this area will be subject to future development and you can't hamstring people's right to utilize their property. The way these lots are configured isn't appropriate, in his view, but that's his view. Commissioner Templin discussed with Engineer Brungardt about another configuration of this proposed subdivision and the cul-de-sac concern. Chairman Honomichl cautioned the Commissioners on the cul-de-sac issue and the “elbows” and “eyebrows” off the bulb of a cul-de-sac. Discussion by Commissioner Kroeger on the previous design of the cul-de-sac. Continued discussion with Commissioner Templin and Chairman Honomichl.

Motion by Commissioner Templin to table this item; second by Moberly.

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

Motion carried.

- D. Consider Preliminary Plat for 'Cherokee Woods', a 66-lot subdivision located west of Penner Avenue off of 87th Street (Parcels AF221229-4004, 8,11, and 12). Engineer Brungardt said this is an application that has been before the Commissioners before several times. The Staff Report dated April 20th, 2007, provides some history of the development. This particular layout dates back to 2002. The approval of the previous plan expired in 2005 and the Planning Commission denied the previous preliminary plat application after certain conditions were not met.

Engineer Brungardt reviewed the Staff Report and the General Zoning Requirements. This is a proposed single-family residential use and is in conformance with the Future Land Use Map.

Planner Buttrum said the applicant did not provide a separate landscaping plan and there is a short list of conditions that will need to be applied for approval. She further discussed the landscaping buffer and the plant units required to provide an adequate buffer to adjoining properties. A landscape easement will

need to be shown. A blanket statement that all plantings must conform to City standards is on the plat. Planner Buttrum discussed the four conditions of landscaping recommended for approval of the preliminary plat, as stated on page 5 of Staff's Report.

Engineer Brungardt further discussed the modifications to the preliminary plat. He provided comments on the Open Space Dedication as set out on page 6 of the Staff Report. The new application and recent agreement between the City and developers have addressed the construction of Primrose Drive. Primrose Drive is scheduled to be constructed in 2007, pending appropriate approvals of the Preliminary and Final Plats. Engineer Brungardt commented on the storm water management and the stream buffer encroachment areas.

Engineer Brungardt discussed the past history of the Guffey Estates property and the past benefit district formed for the sewer service to the Cedar Ridge West subdivision. To date, no sewers have been made available to Guffey Estates. There is no mechanism to require the developer to extend this sewer service to these properties. Comments from Commissioner Templin.

Engineer Brungardt further discussed the conclusions and recommendations as set forth on page 9 of Staff's Report. Staff recommends approval of the Preliminary Plat application for Cherokee Woods, with the conditions set forth in the Staff Report.

Victor Burks, Allenbrand, Drews & Associates, Olathe, Kansas, spoke on behalf of the applicant. Commissioner Templin asked what the applicant's view is on the conditions. Mr. Burks said she is fine with them. Burks has a question regarding the landscaping requirements, in Article 8, item D, on transition buffer requirements. He said he has worked with Planner Buttrum on this and he thought the transition buffering concern was addressed as this is all single-family homes. He said he is now confused by the request on the buffering.

Discussion by Planner Buttrum regarding the staff comments as stated on page 4 of the Staff Report. Discussion by Chairman Honomichl with Mr. Burks on the calculation requirements. Discussion by Commissioner Templin. Mr. Burks said it was stipulated on the plat that this is going to be single-family homes only. Further discussion by Planner Buttrum on the buffering for the larger lots adjoining this development. Commissioner Templin said he agrees Mr. Burks has a good argument. Chairman Honomichl said he has to counterpoint. More discussion ensued between Mr. Burks, Chairman Honomichl, Planner Buttrum and Commissioner Templin regarding the number of tree plantings.

Commissioner Templin said the main concern is buffering going in between two different zonings. Commissioners all agreed with staff on the recommendations for landscaping.

Mr. Burks then discussed the cul-de-sac bulb for Cherokee Trail being left where it is shown on the preliminary plat. Discussion by Engineer Brungardt on the reason to shift the bulb. Further comments by Commissioner Templin regarding the moving of the cul-de-sac and the fill and retaining wall needed.

Commissioner Templin discussed the reason for changing the name of Cherokee Trail to Tupelo Street. Discussion by Planner Buttrum on conforming with the County's street naming conventions.

Commissioner Kroeger asked if grading plans had been submitted. Engineer Brungardt said grading plans had been submitted for Phase 1. There aren't current grading plans for Phase 2. Discussion by Chairman Honomichl and Commissioners regarding the grading plans being submitted for subdivisions.

Chairman Honomichl opened the floor for public comment.

Karen Rodgers, 8640 Penner Avenue, said in 1996 she platted Guffey Estates, at the same time Cedar Ridge West was platted. She provided Commissioners with copies of documents from previous years. Mrs. Rodgers said she would like to have sewers to her four lots since she has been paying for them over the past ten years in this benefit district. Commissioner Templin said he appreciated her comments and they are absolutely appropriate. However, those comments should be addressed to the City Council.

Archie and Sally Bedford, said if you look on pages 4 and 5 of the Staff's Report, they own the property east of the proposed development. His pond is located near this. He said he addressed the Planning Commission several years back regarding the Cedar Ridge West development. After the initial work started, he became aware of mud and dirt washing into his pond. This project had no erosion control in place and this was also a plan drawn by Allenbrand & Drews. Mr. Bedford said he had a meeting with the City and the developers and there was an agreement that the developers would take out the silt from his pond. He provided history of the ongoing erosion control problems. There was an agreement drawn up by the City Attorney and provided to Mrs. Thompson; however, she would not sign the agreement. Mr. Bedford is now very concerned about the 24 acres that will result in runoff. There is no silt pond or erosion control at the discharge area.

Discussion by Chairman Honomichl and Commissioner Templin with Mr. Bedford. Chairman Honomichl encouraged Mr. Bedford to contact the Kansas Department of Health and Environment and the Environmental Protection Agency for oversight of this erosion control. Mr. Bedford said it is not his responsibility to see that this is enforced; it is the City's job to ensure erosion control is in place.

Discussion by Commissioner Templin on what the Planning Commission's job is here tonight regarding the preliminary plat. Mr. Bedford said he is concerned about the erosion from the overflow of the detention pond. Comments by Engineer Brungardt regarding his conversations with Mr. Bedford previously. He further stated the City will be able to address this issue with the submitted construction plans and erosion plans. Mr. Bedford said the water coming out of a 30" pipe is going to be at high velocity and may need some energy dissipaters.

Martin McDaniel, 34480 W. 87th Street, said in 2004 he got a building permit.

There was a manhole at Lot 24 and 25; is it still there? Engineer Brungardt said it is.

David Wheatley, 20560 Homestead Lane, Edgerton, Kansas. He said they own a lot in Guffey Estates. He said they have also paid for a sewer for the past ten years in the benefit district. He said he would like someone to examine the north end of the cul-de-sac to see if there is any way to have a gravity flow system go in at about Lot 14 or in that area. Can the City put in a grinder pump. He said he has over \$6,000 invested for a sewer that he doesn't have, same as the other people in the benefit district that don't have sewer.

Doug McGaughy, 8553 Primrose, said he asked about Phase I and Primrose being cut through. Has a traffic study been done for the increased traffic that will be coming through. Can speed bumps or traffic control devices be installed. Discussion by Engineer Brungardt on traffic generated numbers. There likely will be about 750-800 vehicle trips per day on Primrose. The concern with speeding will have to be monitored as we move forward. Mr. McCoy asked about Phase II, and the size of houses in the plan, as the property to the north will have to be much smaller due to the stream buffer cutting in on the buildable lots. Engineer Brungardt said this will limit the size of the homes on those lots. He said the City cannot regulate some of these items. Planner Buttrum said there is an 1,100 square feet minimum in the R-2 zoning. Mr. McCoy asked about the retention of vegetation along the creek. Planner Buttrum said the buffer is for maintaining the vegetation, with the exception of drainage requirements. Open space landscaping will be concentrated around the detention facility.

Reed Longaker, 34567 W. 85th Terrace, asked what the width of Primrose Lane is as opposed to Timber Trails Drive. Engineer Brungardt stated they are both 28 feet wide. Mr. Longaker said there needs to be signs posted as people are parking on both sides of Primrose and you can't get two cars through at the same time. He also asked Engineer Brungardt about water pressure for the area. Engineer Brungardt said there should be no appreciable drop in the water pressure. Commissioner Templin said the parking situation on Primrose is a very valid concern as the traffic increases.

Planner Buttrum provided the comments received in emails. The majority of the questions were addressed in the Staff Report, or answered here tonight. She further responded to questions that the City will have oversight on.

Commissioner Kroeger asked about Item 6 on the conditions. Discussion by Engineer Brungardt that an easement corridor is necessary for the future.

Discussion by Chairman Honomichl and Engineer Brungardt on the submittal of a preliminary plat and a preliminary grading plan. Commissioner Kroeger said there were some comments voiced and he was concerned about the grading.

Motion by Commissioner Templin for approval of the preliminary plat subject to the conditions as set forth in the Staff Report; second by Kroeger.

Discussion by Commissioner Moberly regarding the bulb of the cul-de-sac. He said consideration should be given for modifying the cul-de-sac bulb for Cherokee Trail and shifting the bulb towards the southeast approximately 30 feet in order to lessen the encroachment on the stream buffer area.

Commissioner Templin accepts the modification to the motion; second is amended by Kroeger.

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

Motion carried.

- E. Consider Final Plat for 'Cherokee Woods', a 66-lot subdivision located west of Penner Avenue off of 87th Street (Parcels AF221229-4004, 8,11, and 12). Engineer Brungardt reviewed the comments provided in the Staff Report dated April 17, 2007, directed to the Planning Commission. He said he does have engineering drawings; however, they are not approved at this time. Staff is recommending approval with two conditions as set forth in the Staff Report.

Commissioner Kroeger asked about the landscape easement and discussed that with Engineer Brungardt. Chairman Honomichl asked if property ownership has been received. Engineer Brungardt said the deed to the tracts has not been received; however, they may be submitted.

Karen Rubino, 8641 Primrose, said she lived through Cedar Ridge West. They don't have a pool, they don't have a park, they don't have a walking trail, like it was promised. The landscaping is a huge issue because nobody ever mows unless the City is called. The neighborhood association is still waiting for paperwork from the applicant's attorney; it's been six years. This is small-town America and she doesn't want to be told to call other enforcement agencies.

Commissioner Templin said he understands her concerns, but the Planning Commission are not the ones that enforce a property owner's rights. Mrs. Rubino asked if the Planning Commission gives approval of this final plat, then who is going to ensure this plan is correctly followed and enforced. Discussion ensued with Chairman Honomichl and Commissioner Templin on the items that were promised by the developer that were not carried out.

Mrs. Rubino said all she has to go on is the past promises and six years of nothing being followed through on. She said she is requesting that someone, the City, who is granting these plats, ensure that what is on the plan is actually what is developed. Mrs. Rubino also asked if there could be more of a police presence in the neighborhood because an increase in traffic violations is a concern. Commissioner Templin said that is something the City can look at in the future.

Doug McGaughy, 8553 Primrose, asked if De Soto is going to take over the development of Primrose, what incentive does the developer have in finishing

the street? Discussion by Engineer Brungardt that this question has been considered over the past two years. Ultimately, this is a Council decision.

Motion by Commissioner Friday to approve the Final Plat for Cherokee Woods subject to the condition specified in the Staff Report; second by Templin.

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

Motion carried.

Chairman Honomichl called a five-minute break at 10:22 p.m.

Chairman Honomichl reconvened the Commissioners at 10:27 p.m.

- F. Discuss text amendments to Section 4 of Article 10 of the Zoning Regulations regarding allowing accessory buildings to be placed within an established front yard with a Special Use Permit. Planner Buttrum provided some background information on this proposed amendment. She said Building Official Steve Chick has received several requests to put an outbuilding or garage in front of the residence in the more rural areas. She discussed the research outcome of surrounding cities and Johnson County.

Commissioner Templin thanked Planner Buttrum for her work on this.

Commissioner Friday said there are a lot of reasons not to allow this simply because of the loopholes that the Commission will surely encounter. He strongly opposes this.

Commissioner Kroeger discussed Commissioner Friday's comments. Chairman Honomichl agreed.

Comments by Commissioner Templin that there is a valid point. Commissioner Moberly said in most cases, he agrees; however, there is always an exception.

Commissioner Kroeger discussed the 5 acre minimum along with the other Commissioners. Discussion by Commissioner Templin in adding an additional criteria. A discussion ensued between the Commissioners. Chairman Honomichl said if people don't like the City's regulations, they can go build in the county. Planner Buttrum said it is her knowledge that other cities give out variances much more frequently than De Soto does.

Chairman Honomichl asked if the Commissioners want to go to a public hearing. Commissioner Moberly said he would like to at least see an option by a special use permit. Further comments by Commissioner Kroeger, who said he is amenable to take this to the next step. Discussion on the life span of a special use permit. Commissioner Templin said he is going to disagree with Commissioner Friday on this issue. Planner Buttrum will continue work on this language and bring it back to the Commissioners.

6. Calendar:

- A. May 3, 2007 - City Council
- B. May 17, 2007 - City Council
- C. May 22, 2007 - Planning Commission

Closing comments by Chairman Honomichl. Planner Buttrum asked if the Commissioners would be interested in attending a design tour in 2008; if so, she will need to include that in the 2008 budget. Chairman Honomichl said these tours are very informative and well worth attending.

Motion by Commissioner Kroeger to adjourn at 10:50 p.m.; second by Moberly.

All Commissioners approved by "ayes".

Respectfully submitted:

Lana R. McPherson, MMC
City Clerk