

**CITY OF DE SOTO
PLANNING COMMISSION**

City Hall, 32905 W. 84th Street
August 28th, 2007 – 7:00 P.M.

MINUTES

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

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

3. General Business:

A. Approve Planning Commission agenda. Chairman Honomichl said he would like to move the New Business Item A. forward since Steve Chick, the Building Official, is present. He said he would like to have the elections tonight prior to the new commissioners being present. Chairman Honomichl said he also would like to add another item to be discussed regarding communications between all groups.

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

All Commissioners approved by “ayes”.

Motion carried.

B. Approve minutes of the July 24, 2007 Commission meeting.

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

All Commissioners approved by “ayes” with Commissioner Templin abstaining.

Motion carried.

C. Disclosure of conflicts of interest. None disclosed.

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

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. Public Hearing: N/A

6. New Business:

- A. Discussion on Septic System Regulations. Steve Chick, Sr., the City's Building Official, thanked the Commissioners for moving this item forward in the Agenda. He stated he has been talking with Engineer Brungardt at length regarding the private sewer systems and the City's regulations. The City's regulations vary some from the County's and other jurisdictions. Mr. Chick said he feels there is a potential for increasing the lot size minimum for private sewer systems. Mr. Chick discussed the different types of private sewer systems. Mr. Chick provided the Commissioners with a copy of the International Private Sewage Disposal Code. He is proposing this Code replace the current City's regulations on private sewer systems.

Commissioner Templin asked what the argument is for going to an acre and a half rather than two acres or more. Mr. Chick said by the time the utilities and easements are deducted from the one acre, the area can be, or is, much smaller. There needs to be an alternative site on the property. Discussion by Commissioner Templin and Mr. Chick on the reason why an additional half-acre is better. Mr. Chick said this allows for more space for the private sewer system. Mr. Chick discussed the maintenance regulations that he is requesting the Commissioners consider. Discussion by Commissioner Templin on the acreage requirement for a septic system. Commissioners discussion with Engineer Brungardt and Mr. Chick regarding the acreage size and the soil conditions on that specific acreage. Commissioner Templin asked, "why not two acres?"

Discussion by Commissioner Krudwig on the developments in the eastern part of the City that are looking for sewer expansion on the one-acre lots. Continued discussion by Commissioner Hemphill and Engineer Brungardt. Discussion by Commissioner Kroeger on what the potential would be on the appeals process if the City's standards go up. He feels there could be a lot of appeals if the lot size is increased for private sewer systems. Commissioners discussed the options if a plat is proposed. Discussion by Mr. Chick regarding the increased lot size and how that will affect the cost of certain private systems over the years.

Commissioner Krudwig said the homeowner may save money over the years for a septic system, but the homeowner is going to have to pay more for the second acre. Commissioner Hemphill asked what other cities do on requirement size for private septic systems. Discussion by Commissioner Templin that we live in a very unique community and he doesn't want to create a situation that would cause some areas to not be developed if sewer service isn't available. Commissioner Kroeger and the Commissioners said they would like to see an engineer sign off on approval of each lot for a private sewer system, and not place that burden on the City Building Official. Discussion continued on the septic regulations proposed. Chairman Honomichl recommended a sub-committee be formed and discussion ensued. Chairman Honomichl said he would like Commissioner Moberly to chair this committee and include Commissioner Templin and Commissioner Mike Kroeger.

Commissioner Krudwig said he would recommend the lot size to be the “net buildable” size as the standard. Chairman Honomichl thanked Building Official Steve Chick for bringing this matter before the Commissioners.

7. Old Business:

Comprehensive Plan Review—

- A. Update Gateway description and implementation sections. Planner Bohnsack said the language in the current plan is fairly adequate. She said a certain type of style or design for the areas within the City should be considered. She referred to comments in her staff report dated August 26th, 2007, and provided to the Commissioners. Commissioner Krudwig said a secondary gateway point should be noted as you come across the Kansas River bridge onto Wyandotte Street. He said there needs to be some signage to point out the Kansas River bridge. Discussion by Commissioner Moberly that he thought there wasn't much money in the budget for signage. Engineer Brungardt said there was funding in the CIP for entry signs. Discussion by Commissioners that direction signs are needed. Commissioner Templin said he would caution on gateway signs until design standards are reviewed and detailed for the gateways specifically. Continued discussion by Engineer Brungardt regarding the zoning ordinance. Commissioner Krudwig asked Planner Bohnsack to bring some examples of gateway signage. Further discussion on the kinds and types of sign designs for the City's gateways. Commissioner Kroeger said he would like gateway standards. Commissioners discussed the Wyandotte Street gateway being designated as a “secondary” gateway, and also 83rd Street at Lenexa.
- B. K-10 Highway Viewshed and 95th Street Corridor area. Discussion by Engineer Brungardt and Chairman Honomichl on the viewshed overlay. Staff foresees the need of a sub-plan for the designated viewshed that more specifically outlines the needs, goals and objectives for this large and varied area along the K-10 area within the City. Staff has a concern for the 95th Street Corridor from Lexington to Corliss Road as the area remains in the vague description of “Urban Service Area”. Planner Bohnsack requested Commissioners to begin the process of ‘visioning’ for this area. She referred to her comments and the exhibits in the staff report dated August 28, 2007. Commissioner Hemphill said he really likes the design that Merriam used in their mall at Johnson Drive and Antioch Road. Discussion. Comments by Engineer Brungardt that Kill Creek is a good natural divider. Comments by Chairman Honomichl and Commissioners. Planner Bohnsack discussed the mixed uses along Lexington Avenue. Commissioner Krudwig said he personally did not want to see residential or apartments along the north side of Lexington. The borders to be reviewed are Lexington to Waverly and K-10 to ¼ mile south of 95th Street.
- C. Incorporation of Downtown Redevelopment Plan into Comprehensive Plan. Planner Bohnsack discussed her comments as stated in the Staff Report dated August 28, 2007. Comments by Engineer Brungardt regarding Mr. Shukert's proposal. Discussion by Commissioner Templin on how to rebuild the downtown area in the ‘Historic’ area of the City. Our current regulations do not allow the implementation of new buildings. Discussion by Commissioners and

Planner Bohnsack. Commissioner Templin said the pictures are pretty and great, but this does not allow someone to rebuild or renovate in the 'HOT' area. Chairman Honomichl said the regulations should be written to fit what is there currently, and not try to re-write existing regulations. Commissioner Krudwig asked if someone can remove old buildings without City permits. Discussion.

- D. Reference and consider the Hunt Midwest Quarry redevelopment plan. Planner Bohnsack discussed the Hunt Midwest Reclamation Plan that was approved by Johnson County Board of Commissioners on June 23, 2003. She discussed her comments as stated in the staff report dated August 28, 2007. She stated the current Hunt permit will be up sometime in 2008. Commissioners said they don't want to take time and effort on this since the permit likely will renew for another five years. Discussion by Commissioners on past history of the quarry. Commissioners requested Planner Bohnsack advise them when the permit was due to expire.

Chairman Honomichl called a five-minute break at 9:17 p.m.

Chairman Honomichl reconvened the Commission at 9:22 p.m.

- E. Update Future Land Use Map as needed; Update all utility and road maps within the plan. Engineer Brungardt provided maps to the Commissioners along with his comments in the staff report dated August 24, 2007. He discussed the Sewer Accessibility map and the Major Thoroughfares map. Engineer Brungardt discussed the CARNIP routes that are on the map. He said there is now a revised map for the 95th Street corridor alignment and he will be working with Johnson County in future discussions of their 95th Street plan. He further discussed whether or not Corliss Road should be downgraded to a 'collector'. He will bring back revisions to the map for the Commissioners to review. Chairman Honomichl said he would like to see which roads are existing corridors and which ones are projected. Discussion by Commissioner Krudwig, Commissioner Hemphill and Engineer Brungardt on the history of the 95th Street alignment. Engineer Brungardt will provide full-size maps for the Commission.

Planner Bohnsack said the Appendix will need to be revised to include Retail Uses.

8. New Business:

- A. Discuss proposed zoning regulations for Downtown Plan. Chairman Honomichl stated this topic has been previously covered in Item 6. c.
- C. Discuss how to communicate with other entities within the City. Chairman Honomichl said he has talked with Mayor Anderson on this process. Chairman Honomichl said there needs to be a way to get the relationship between the various committees, Council, Planning Commission and the public to address the concerns so all parties and staff are working together for the same goal. Chairman Honomichl said the committee should include the City Council president, the Planning Commission chairman, the City Engineer, the City Administrator, and the EDC Executive Director. This will not be a 'body of authority'; it will be a way to tie all the conversations of the committees together.

He further commented on some examples from the past.

Commissioner Krudwig commented that the flow of communication between the groups would be very helpful. There are some confidentiality issues that may need to be protected in this process. Commissioner Moberly said that rarely are Council members at Planning Commission meetings and vice-versa, and Sara Ritter seldom attends a Planning Commission meeting. There should be better communication between these groups who are trying to work together.

Commissioner Templin said he is in favor of the communication; however, he does not feel this group should meet with an applicant directly. He cautions that there can be a feeling of expectation by the applicant from this group. Chairman Honomichl said he doesn't see this group ever meeting with the applicant; it is a communication between the various entities of the City.

Commissioner Krudwig stated he had received some information from Roger Fireherm on the Engineered Air project expansion. Discussion by Commissioners and Engineer Brungardt.

- F. Election of Chairman, Vice-Chairman and Secretary for the Planning Commission. Chairman Honomichl said the Secretary will remain as Lana McPherson. He said he would be happy to remain as the Chairman, and further stated the Chairman would also be on the group discussed previously. He said he thought the Vice-Chair should continue on to the Chairman position in future.

Commissioner Templin said he has a different opinion on the chair. He said he sees some value in having turnover in the Chair position. It provides different perspectives in how the meetings are conducted, and solicits different approaches and solutions. Commissioner Templin said he thinks there are other ways to conduct a meeting and to communicate to others. He encouraged the members to consider other opinions.

Chairman Honomichl said his feelings wouldn't be hurt if he doesn't continue on as Chair, but he would like to continue on for this year and see this new group off the ground. Commissioner Moberly said maybe term limits could be discussed. Chairman Honomichl said Mayor Anderson and he discussed this and the Mayor stated the terms could be tied to the term. Discussion.

Commissioner Krudwig said he would like to be a chairman for this commission. He said he isn't sure he is ready for it just yet; maybe next year. Commissioner Hemphill said he doesn't have the time. Commissioner Templin gave his reasons for not taking the Chair. Chairman Honomichl said he will continue on as Chair until next May, Mike Kroeger will be Vice-Chair until next May, with the intent of moving up to Chairman and John Krudwig will move to Vice-Chair.

Motion by Commissioner Templin to accept the slate of officers as stated; second by Moberly.

All Commissioners approved by "ayes".

Motion carried.

Discussion by the Commissioners on the terms that are expiring this year.

Commissioner Friday said it has been an honor to serve the City and he has very much enjoyed working with all the Commissioners. He said there is a lot of talent and a wide range of talent. He further commented there is a great Comprehensive Plan for the City and he is glad he was able to work on that. He said the City has good boards and a great staff to work with.

Chairman Honomichl said he has very much enjoyed working with Richard Moberly. The other commissioners agreed.

9. Calendar:

- A. *September 6th, 2007 - City Council* - Tentative Planning agenda items include:
 - 1. Arbor Ridge Phase II Final Development Plan
 - 2. Snowy Acres Final Plat

- B. *September 20th, 2007 - City Council* - Tentative Planning agenda items include:
 - 1.

- C. *September 25th, 2007 - Planning Commission* – Tentative agenda items include:
 - 1. Comprehensive Plan review
 - 2. Arbor Ridge Final Development Plan for Phase II
 - 3. Final Plat for Snowy Acres
 - 4. Planning Commission officer elections

Motion by Commissioner Moberly to adjourn at 10:36 p.m.; second by Kroeger.

All Commissioners approved by “ayes”.

Respectfully submitted:

Lana R. McPherson, MMC
City Clerk