

CITY OF DE SOTO
SITE PLAN REVIEW COMMITTEE

City Hall, 32905 West 84th Street
Monday, December 12, 2005, 7:00 P.M.

MINUTES

1. The meeting was called to order at 7:10 p.m. by Committee Chairman Mark Crumbaker. Those present were: Mary Guntert; Applicants Dustin Baker and Mike Drennon; Matt Eblen and Ray Williams of Shafer, Kline & Warren; Roger Parrish of First Community Bank; Planning Commissioners Kevin Honomichl and Bob Friday; Kim Gordanier, Planning Coordinator; and City Engineer Mike Brungardt.

2. Agenda Items:

- A. Review and recommendation of site plan for First Community Bank, to be located at 33485 Lexington Ave. Mr. Crumbaker informed those present that the Site Plan Review Committee only makes recommendations and tries to help the applicant in presenting their plan to the Planning Commission. He asked each one to state the key issues to be met as outlined in the staff report presented to the Committee.

Planning Coordinator Gordanier stated her key issue is landscaping. Along the southern boundary of the property, the buffer should be a right-of-way buffer and not a screening buffer. There are also some plan submittal issues to be discussed.

City Engineer Mike Brungardt said his key issues are the right-of-way vacation on Lexington Avenue and the extension of Golden Lane.

Bob Friday asked about the Golden Lane extension proposed. Kevin Honomichl stated his issue is also the vacation of right-of-way.

Planning Coordinator Gordanier stated there may about 300 plant units short on the plan. There is existing vegetation on the property and there is a large drainage area. Mr. Crumbaker stated it would be good to identify the types of trees on the property. Discussion on the kinds of trees on the property, and the alternative compliance concerning the landscaping requirements. Discussion by Honomichl on traffic going through the ATM drive-thru at night and the glare from headlights interfering with the neighborhood.

Engineer Brungardt stated the right-of-way as proposed on the eastern

part of the site would be the vacation of 25 feet from the center of the roadway. The other vacation of right-of-way is on the west of the site. There is a 50-ft. width of right-of-way that was platted for Hillcrest, but the street was never put through; and, most likely will not be in future. Engineer Brungardt stated his recommendation on the 25 ft. of right-of-way vacation should only be 15 ft. since Lexington Avenue is designated in the City's Comprehensive Plan as an arterial street, which would require a 120 ft. width.

Discussion by Honomichl on the parking design. Committee discussion regarding parking spaces not being within the City's right-of-way. Honomichl agreed the City needs to preserve its' right-of-way for future expansion, not negate this project. Discussion by Commissioner Honomichl and the committee regarding shifting the parking spaces, and the traffic pattern for the ATM lane.

Engineer Brungardt stated the Golden Lane extension is being discussed by the City and the applicant at this time. The southern parking lot and the drive through lane of this project take access to the future expansion of Golden Lane. A benefit district is being considered.

The temporary building was discussed by the committee. Mr. Parrish of FCB stated the temporary building would be set as soon as possible and hopefully, by February 1st, 2006. FCB would like to break ground on the new building in March or April, 2006, depending on the weather. Commissioners Friday and Honomichl stated they had no concerns with recommending the right-of-way vacation for Hillcrest Road. Chairman Crumbaker stated the temporary building is very close to sitting on the City's right-of-way. Committee discussion regarding the temporary occupancy permit with a specific time frame for the temporary building.

Committee discussion on finalizing the landscaping details and the timing and removal of the temporary structure. Mr. Drennon asked about the walkways and discussed the connection of the walkways with Engineer Brungardt. Committee discussion on the location of the temporary structure.

Chairman Crumbaker adjourned the meeting at 8:07 p.m.

Respectfully submitted:

Lana R. McPherson, CMC
City Clerk