

Meeting Minutes

1. Call to Order: Chairman Bob Garrett called the meeting to order to 6:00 pm

2. Roll Call:

Roll Call:			
Manson	Present	Milburn	Present
Garrett	Present	Shultz	Present
Templin	Present	Fisher	Present
Lane	Present		

All are Present

3. General Business:

A. Approve Planning Commission Agenda.

Motion by commissioner Manson to approve the agenda; second by Commissioner Lane

Roll Call:			
Manson	Yea	Milburn	Yea
Garrett	Yea	Shultz	Yea
Templin	Yea	Fisher	Yea
Lane	Yea		

Motion Carries

B. Approve Minutes of the Planning Commission meeting held on February 22, 2022.

Motion by Commissioner Templin to approve the agenda; second by Commissioner Fisher

Roll Call:	Manson	Yea	Milburn	Yea
	Garrett	Yea	Shultz	Yea
	Templin	Yea	Fisher	Yea
	Lane	Yea		

Motion Carries

C. Disclosure of conflicts of interest.

Commissioners Milburn and Fisher disclosed conflicts of interest on item 7B and announced that they will recuse themselves from that item.

D. Disclosure of outside communications regarding Commission business.

Seeing none wanting to speak, the chair moved on to the next item.

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 discussion is for information purposes only. No action will be taken. There is a four-minute time limit.

Seeing no one wanting to speak, the chair moved on to the next time.

5. Public Hearing:

A. Consider Pole sign at the proposed Taco Bell location

Mr. Brad W Weisenburger, Director of Planning and Capital Projects led on this item. He announced that a special use permit (SUP) application has been submitted on behalf of the owner of Taco Bell (FSD De Soto LLC) by Marti Palmer of View Sign and Light of Lenexa for a pole sign. Per city regulations, pole signs (such as McDonalds, Casey’s and Phillips 66) are required to submit a SUP for approval. He outlined the specifics of the pole sign application including that the proposed sign will include two signs, one for Taco Bell and the other for Jakes Fireworks, and that the permit will expire in 20 years. He continued by saying the aggregate for these signs do not exceed 200 square feet. Mr. Weisenburger thanked the commission for their time and recommended the chairman open the public hearing.

Chairman Garrett open the public hearing at 6:32 pm. Seeing no one wanting to speak, the Chairman closed the public hearing at 6:33 pm.

Commissioner Milburn asked where the sign will be located. Mr. Weisenburger stated that it will be located on the site of Taco Bell. Commissioner Templin asked about the terms of the signs and the commission’s ability to deny the pole signs. The Commission asked about conditions requiring that the regulations have one business per-pole sign. Mr. Max DiCarlo from First Street Development addressed the board. He indicated that there was an error on the application. He asked the board to table the issue until the next meeting to allow a correction to be issued.

Motion by Commissioner Templin to table the item and continue the public hearing until the April 26th Planning Commission meeting; Second by Commissioner Shultz.

Roll Call:	Manson	Yea	Milburn	Yea
	Garrett	Yea	Shultz	Yea
	Templin	Yea	Fisher	Yea
	Lane	Yea		

Motion carries.

B. Consider rezoning for John and Sara Yost near 95th and Waverly

Mr. Weisenburger led on this item. He announced that the Yost Living Trust is requesting a rezoning from Rural AG (RUR) to RO Residential Suburban. The property was recently annexed into De Soto and needs to be re-zoned to an appropriate De Soto category. It is a 10-acre tract that is vacant. The intent is to build a single-family residence on the lot.

Chairman Garret opened the public hearing at 6:45 pm. Seeing no one wanting to speak, the Chairman closed the public hearing at 6:46 pm.

Motion by Commissioner Lane to recommend approval of the rezoning application;
second by Commissioner Shultz.

Roll Call:

Manson	Yea	Milburn	Yea
Garrett	Yea	Shultz	Yea
Templin	Yea	Fisher	Yea
Lane	Yea		

Motion Carries

6. Old Business:

A. Consider replat of Hike 10 Commerce Park

Mr. Weisenburger led on this item. He announced that there was an error in the survey that required an adjustment of the ROW and the utility easement for Lot 2 of Hike 10 Commerce Park Lot 4 Block 2 because the building intruded upon the utility easement and road ROW. The location of the Jakes Fireworks is on Lot 2.

Motion by Commissioner Templin recommending approval of the re-plat and recommending to the city council to accept the revised easements and ROW's; Second by Commissioner Lane.

Roll Call:

Manson	Yea	Milburn	Yea
Garrett	Yea	Shultz	Yea
Templin	Yea	Fisher	Yea
Lane	Yea		

Motion carries

7. New Business:

A: Consider preliminary plat for Flint Development at 103rd and Edgerton Road

Mr. Weisenburger led on this item. He stated that this is a preliminary discussion to review the design concept form. All homeowners will be noticed, and this item will be discussed at the April 26th Planning Commission Meeting. Mr. Reavey discussed that this item will be reevaluated in April and outlined the legal process for the preliminary plat.

Motion by Commissioner Shultz to table the item until the April 26th Planning Meeting;
Second by Commissioner Templin

Roll Call:	Manson	Yea	Milburn	Yea
	Garrett	Yea	Shultz	Yea
	Templin	Yea	Fisher	Yea
	Lane	Yea		

Motion Carries

B: Consider site plan 9150 Lexington Avenue

Commissioners Milburn and Fisher disclosed a conflict of interest and left the meeting at 7:02 pm.

Mr. Weisenburger led on this item. He announced that Tim Fisher has submitted a site plan to construct a 4,900 SF building expansion at 9150 Lexington Ave. The project's location contains Beer 30, Ritter Cigars, and Mike's Liquor. In accordance with the Zoning Regulations, site plan applications are subject to review and approval by the Planning Commission. Mr. Jess Schroeder gave a brief presentation on the site plan including the significant renovations that will occur on the property. Commissioner Templin asked about the construction materials for the building and the number of parking spaces. Mr. Schroeder stated that the building will be made of block construction. The Commissioners discussed the roofline of the building.

Motion by Commissioner Shultz to approve the site plan at 9150 Lexington Avenue; Second by Commissioner Lane.

Roll Call:

Manson	Yea	Milburn	Abstained
Garrett	Yea	Shultz	Yea
Templin	Yea	Fisher	Abstained
Lane	Yea		

Motion Carries.

Commissioners Milburn and Fisher returned to the meeting at 7:13 pm.

8. Calendar:

- A. April 7th, 2022, City Council 7:00 PM.
- B. April 21st, 2022, City Council 7:00 PM.
- C. **April 26th, 2022, Planning Commission**

9. Adjourn

Commissioner Manson moved to adjourn. Second by Commissioner Fisher. The motion was unanimously approved, and the meeting was adjourned at 7:14 pm.

Respectfully Submitted,


Brandon Mills, MPA, City Clerk