

MINUTES

1. The meeting was called to Order by Chairman Bob Garrett.

2. Roll Call:	Manson	Absent	McPherson	Present
	Garrett	Present	Shultz	Present
	Templin	Present Virtually	Fisher	Present Virtually
	Lane	Present		

3. General Business:

A. Approve Planning Commission Agenda.

Motion by Commissioner Lane to approve the Agenda; second by Shultz.

All Commissioners approved by “ayes.”

Motion carried.

B. Approve Minutes of the Planning Commission meeting held on March 23rd, 2021.

Motion by Commissioner Shultz to approve the Minutes; second by Lane.

All Commissioners approved by “ayes.”

Motion carried.

C. Disclosure of conflicts of interest. N/A

D. Disclosure of outside communications regarding Commission business. N/A

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:

A. Text Amendment allowing specialty contractors in the in C-2 zoning district. Planning Director Weisenburger stated this topic was discussed at the March meeting in introducing a text amendment to allow specialty use contractors via a special use permit in the C-2 Zoning District. There are currently some specialty contractor businesses operating in this district. Planning Director Weisenburger discussed the legalities of these businesses who have been operating in the C-2 zoning district. The best remedy for the existing non-conforming specialty use contractors is to drop the special use permit requirement and

add the use as permitted by right. Staff has the option to allow all NAICS codes or choose from the list of the type of specialty use contractors. New contractor businesses will continue to go through the current site plan process.

Commissioner McPherson asked if the companies currently operating in this district were in compliance prior to the adoption of the current zoning district classifications. Discussion. Commissioner Templin said he doesn't have a concern with the interior type use of contractors, but he has some concerns about some of the outside heavier use contractors. He likes the idea of going through the Specialty NAICS list and including certain contractors. Commissioners discussed the specialty use list and the special use permit process.

Chairman Garrett opened the public hearing for comment; no one appeared, and the public hearing was closed.

Chairman Garrett reminded Commissioners this recommendation will go before the City Council for final approval. Commissioners and Staff discussed the contractors listed and those that would be included in the C-2 district.

Motion by Commissioner Templin to recommend to the City Council approval of the modification of the text amendment in the Specialty Use Contractors in the C-2 zoning district to allow for use as of right for the businesses listed under Section 238 as proposed at this meeting and modified; second by McPherson.

Roll Call:	Manson	Absent	McPherson	Yes
	Garrett	Yes	Shultz	Yes
	Templin	Yes	Fisher	Yes
	Lane	Yes		

Motion carried.

- B. Update of the City of De Soto Future Land Use Plan. Planning Director Weisenburger said City Staff has been in discussions with Sunflower Redevelopment Group regarding their desire to annex a large area in the northern part of the former Sunflower Army Ammunition Plant (SAAP) into the De Soto city limits. SRL would like to have the property rezoned from RUR (Rural Agricultural) to M-1 (Light Industrial). The land use plan presents a vision for the future, with long-range goals and objectives that will affect local governance. Commissioner Templin asked staff to include a change for property from rural residential to residential medium density north of 91st Street and west of Edgerton Road. The Future Land Use Plan shows this change. Director Weisenburger said Staff has had several conversations with SRL regarding the zoning changes and Staff has recommended the changes as shown in the proposed Future Land Use Plan.

Administrator Brungardt advised Commissioners of the past history of this area and the proposed changes that are requested. The City's Economic Development Council is also looking at some of the types of businesses that SRL is hoping to attract in this northern third of the SFAAP property. The Future Land Use Map does not guarantee any type of land use and is only one part of the Comprehensive Plan. He explained some of the types of businesses and zoning districts that can be developed over time. Administrator Brungardt also explained how this property would be zoned when it is annexed into the City of De Soto.

Chairman Garrett asked about the railroad that runs through the property. Administrator Brungardt said SRL has always been protective of their railroad rights. Discussion.

Chairman Garrett opened the public hearing for comment; no one appeared, and the public hearing was closed.

Commissioner Templin commented on the 312 acres marked as light industrial. Administrator Brungardt said this is a piece of property the EDC has been hoping to market.

Motion by Commissioner Lane to recommend approval to City Council as presented; second by McPherson.

Roll Call:	Manson	Absent	McPherson	Yes
	Garrett	Yes	Shultz	Yes
	Templin	Yes	Fisher	Yes
	Lane	Yes		

Motion carried.

6. Old Business: None

7. New Business:

- A. Consider Revised Development Plan for Carriage Houses. Planning Director Weisenburger said the fifth phase of the Carriage Houses development is very similar to the previous phases. He explained the changes regarding outdoor open parking spaces included in the Site Plan. The Site Plan includes the first building on the recently acquired property to the east of the original site. This is an extension of the elements already existing. Staff does recommend approval as this addition is an extension of the present buildings.

Commissioner McPherson asked the outside storage parking areas. Planning Director Weisenburger commented these outdoor spaces will be located on the back side of the property. Discussion ensued among Commissioners.

Motion by Commissioner McPherson to approve the Final Development Plan for Carriage Houses No. 5 as proposed; second by Lane.

Roll Call:	Manson	Absent	McPherson	Yes
	Garrett	Yes	Shultz	Yes
	Templin	Yes	Fisher	Yes
	Lane	Yes		

Motion carried.

- B. Consider Final Plat for Carriage Houses Phase 10. Planning Director Weisenburger explained this is the next step for the developer to gain approval of a final plat for the buildings contained in Phase 10. The initial final plat for each building showing only the property boundary and the building footprint outline. This is the same process Carriage Houses has been through in their first nine (9) phases.

Motion by Commissioner McPherson to recommend approval to the City Council of the Final Plat for Carriage House #10 as presented; second by Shultz.

Roll Call:	Manson	Absent	McPherson	Yes
	Garrett	Yes	Shultz	Yes
	Templin	Yes	Fisher	Yes
	Lane	Yes		

Motion carried.

Commissioner McPherson said his term is up and he is not going to continue on the Planning Commission. He said he has really enjoyed serving.

Commissioner Shultz will serve another term.

No further comments by Commissioners.

Motion by Commissioner Lane to adjourn at 7:04 p.m.; second by Shultz.

Motion carried.

Respectfully submitted:

Lana R. McPherson, MMC, City Clerk