

MINUTES

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

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

3. General Business:

A. Approve Planning Commission Agenda.

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

All Commissioners approved by “ayes.”

Motion carried.

B. Approve Minutes of the Planning Commission meeting held on April 27th, 2021.

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

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. Consider re-zoning of a property at 30665 W. 95th Street. Planning Director Weisenburger stated the property owner is requesting a rezoning from Rural AG (County designation RUR) to RO (City Residential Suburban.) This property was recently annexed into the City and needs to be rezoned to an appropriate De Soto category. Adjoining property owners have been notified by mail. Publication was made in “*The Legal Record*.” One property owner asked why the property was being rezoned; no other comments were received.

Director Weisenburger commented on the surrounding property zoning classifications. Staff reviewed the Zoning Compatibility Factors and found them to be “positive” and one “neutral.” Planning Director Weisenburger stated the requested rezoning is consistent with the Future Land Use Plan. Staff recommends approval of the rezoning request.

Chairman Garrett opened the Public Hearing; no one appeared. The Public Hearing was closed.

Motion by Commissioner Lane to recommend to the City Council approval of the rezoning request for property located at 30665 W. 95th Street; second by Shultz.

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

Motion carried.

6. Old Business: None

7. New Business:

- A. Consider Final Plat for Anderson’s Hill. Planning Director Weisenburger said Staff has been reviewing the Site Plan and working with the applicant. The current replat contains three (3) lots with two duplexes on each tract. The Final Plat checklist has been reviewed. The developer would like to proceed with the Final Plat while the Site Plan issues are being worked out. The Site Plan should be completed for the June meeting.

Chairman Garrett asked Staff why the Commission is being asked to approve a Final Plat when the Site Plan hasn’t been approved. Discussion ensued with Director Weisenburger and City Administrator Brungardt concerning the approval process for a Site Plan and the Final Plat. Administrator Brungardt said the Site Plan can be approved after the Final Plat. He stated no building permits would be issued until the Site Plan has been approved.

Commissioner Lane asked why Staff didn’t bring the Site Plan together with the Final Plat as another developer has done in the past. Administrator Brungardt commented on this property and how the Site Plan relates to the building process. Planning Director Weisenburger and Administrator Brungardt discussed the Final Plat and the proposed building on the property. Commissioners and Staff discussed what can be built on the property at this time. Staff commented that the developer is planning to build three duplexes on the four (4) tracts in the Final replat.

Commissioners stated they would rather see the Site Plan prior to the Final Plat being presented for approval.

Motion by Commissioner Lane to table this matter to the June Planning Commissioner meeting; second by Shultz.

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

Motion carried.

City Clerk Lana McPherson introduced Justin Milburn who will take the seat of Commissioner McPherson at the June meeting.

Chairman Garrett asked about the Wyandotte Street bridge repairs. Administrator Brungardt responded the County said they were about one-third completed; no completion date has been scheduled.

Chairman Garrett asked about the progress on the roundabout. Administrator Brungardt said the project remains on schedule. The eastern half of the roundabout is being worked on now and soon the contractor will be switching the traffic control to work on the northwest quadrant. Construction will be ongoing through October to complete the finish grading, etc.

Administrator Brungardt said Staff is in discussions with Sunflower Redevelopment Group.

Director Weisenburger commented on the Weller Garage property.

Commissioner Lane commented on Caprine Supply putting the new front on their building. Administrator Brungardt said there was a focus on the downtown area. Commissioner Shultz said the awning in front of Perky's needs repairs. Commissioner Lane said the sign on the old flower shop is broken and needs to be removed so broken glass doesn't fall on someone. Chairman Garrett said there is an eyesore at the De Soto Storage on Lexington; there is an old car with a tree now growing up through it. Discussion on this property and the state of the buildings. Administrator Brungardt said the property is located in a flood plain.

No further business came before the Commission.

Motion by Commissioner Shultz to adjourn at 6:33 p.m.; second by Fisher.

All Commissioners approved by "ayes."

Motion carried.

Respectfully submitted:

Lana R. McPherson, MMC, City Clerk