

AGENDA

City Hall is open, and individuals can attend in-person. However, we are continuing to offer participation in a virtual format.

Members of the public who wish to observe the meeting can do so via the City's YouTube channel at <https://www.youtube.com/user/DeSotoKansas/live>.

Members of the public who wish to participate during the meeting may join the video conference at <https://www.gotomeet.me/DeSotoKS>

1. Call to Order

2. Roll Call:

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

Commissioner Garrett was absent. Commissioner Lane presided.

3. General Business:

A. Approve Planning Commission Agenda.

Motion by Commissioner Manson to approve the agenda; Second by Commissioner Templin.

All approved by ayes. Motion Carries

B. Approve Minutes of the Planning Commission meeting held on August 24, 2021.

Motion by Commissioner Milburn to approve the minutes; Second by Commissioner Fisher.

All approved by ayes, with Templin abstaining. Motion Carries

C. Disclosure of conflicts of interest.

Seeing none, the chair moved to the next item.

D. Disclosure of outside communications regarding Commission business.

Seeing none, the chair moved 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 presentation is for information purposes only. No action will be taken. There is a four-minute time limit.

No one appeared to speak.

5. Public Hearing: None.

6. Old Business: None.

7. New Business:

A. Consider Site Plan for Taco Bell

Brad Weisenburger introduced the item to the Planning Commission, indicating that the site plan was in accordance with the city's zoning regulations and staff is recommending approval. Weisenburger indicated that the lot was small, but the layout was an efficient use of the space and the parking and drive layouts work well. Parking is adequate, stormwater detention is not required because of the existing storm sewers in place that will carry runoff into the floodplain, and the architectural elements meet our requirements. Weisenburger further commented on the landscaping and photometric plan, sidewalks, and other site elements.

Commissioner Milburn indicated that the plan layout looked appropriate and asked about the trees along the north side of the proposed building. Weisenburger indicated that the plan met the requirements for street trees, and that the applicant may want to leave the building visible.

Commissioner Templin asked about signage. Weisenburger pointed out that a sign location was indicated on the plan, but no details were provided. The applicant will have to obtain separate approval for signage, and that may include a pole sign.

Max DiCarlo with First Street Development spoke on behalf of the applicant about the pole sign. He indicated a possibility for a sign on the adjacent property next to K-10. Templin asked about permitting signs on adjacent property. Weisenburger and Brungardt indicated that our current regulations allow this because of first amendment protections.

Commissioner Templin asked about the proposed traffic flow. Weisenburger outlined the intent to have drive through traffic enter the southern drive. DeCarlo indicated that they looked at several different layouts, and this was the best option.

Motion by Fisher to approve the site plan for Taco Bell at 34065 Commerce Drive; second by Templin.

Roll Call:	Manson	Yes	Milburn	Yes
	Templin	Yes	Fisher	Yes
	Lane	Yes	Shultz	Yes

Motion Carried.

B. Consider changes to Infrastructure Plan

Brungardt introduced the topic and explained that the public hearing was held at the August meeting. The issue was tabled at the August meeting because the commissioners wanted to see a clean version of the changes.

Templin pointed out that the proposed appendix is dated August 8th, but the comp plan text indicates August 9th. Brungardt indicated that this was an error and will be fixed.

Brungardt explained that the only change to the August document was the removal of the consultant study from the plan appendix. Milburn asked why this was done, and Brungardt explained that the consultant report was still in draft form, and is an internal working document that Staff believes that its content is of a level of detail that it is too high for incorporation into the comp plan.

Templin asked about the consultant plan and Brungardt explained that it contained details about Chamber and Economic development activities that are not relevant to a comp plan document.

Motion by Milburn to approve the changes to the Comprehensive Plan, second by fisher.

Roll Call:	Manson	Yes	Milburn	Yes
	Templin	Yes	Fisher	Yes
	Lane	Yes	Shultz	Yes
	Motion Carried.			

8. Calendar:

- A. October 7th, 2021 City Council 7:00 PM.
- B. October 21st, 2021 City Council 7:00 PM.
- C. **October 27th, 2021 Planning Commission**

Motion by Fisher to adjourn the meeting, seconded by Schultz.