

## MINUTES

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1. The meeting was called to Order with Roll Call by Chairman Richard Hemphill.

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

3. General Business:

A. Approve Planning Commission Agenda.

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

All Commissioners approved by “ayes.”

Motion carried.

B. Approve Minutes of the Planning Commission meeting held on March 26th, 2019.

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

All Commissioners approved by “ayes” with Commissioners Hemphill and Fisher abstaining.

Motion carried.

C. Disclosure of conflicts of interest. None.

D. Disclosure of outside communications regarding Commission business. None.

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:** None.

6. **Old Business:** None.

7. **New Business:**

- A. Preliminary Plat – HIKE Properties – Commerce Park. Planning Director Weisenburger presented information contained in the Staff Report dated April 23<sup>rd</sup>, 2019, directed to Commissioners. He stated the Preliminary Plat has been submitted for the HIKE 10 Commerce Park property. This property was subject to a rezoning at the March Planning Commission meeting. Notification letters were sent to adjoining property owners, and a sign posted on the property notifying the public about the preliminary plat to be considered by the Planning Commission on April 23<sup>rd</sup>, 2019. Additionally, the preliminary plat area is being considered for a Tax Increment Financing (TIF) District. In addition to the Preliminary Plat review, the Planning Commission is being asked to determine if the proposed development is in conformance with De Soto's Comprehensive Plan.

Planning Director Weisenburger reviewed the procedural items as outlined in Paragraphs A through C and those items have been met by the submittal materials. The Subdivider shall submit a preliminary landscaping plan as required.

Chairman Hemphill asked about retention area in the drainage study. Administrator Brungardt said there is one drainage area for this proposed site, and discussed the area's drainage pattern. Planning Director Weisenburger commented on the public and private street cross-access easements. He further discussed the restrictions on direct access onto Commerce Drive. Commissioner McPherson asked if both property owners declined to give access, then what happens with the access points. This will be discussed later by the applicant. Chairman Hemphill commented on the proposed water lines.

Travis Hicks, owner/applicant, HIKE Properties, thanked the Commissioners for allowing him to present this tonight. The access easement has been recorded with Johnson County. Commissioner McPherson asked why that document wasn't presented tonight. Discussion between he and Planning Director Weisenburger. Mr. Hicks said he has been talking with Harps and they have agreed to the cross-access. The draft document has been presented to Harps legal staff for approval and will be finalized and filed of record.

Chairman Hemphill asked why the cross-access for these streets. HIKE does not own the private drives. Planner Weisenburger commented on the Jake's access drive and that this particular drive is maintained by Jake's, and not the City. Administrator Brungardt commented on the Jake's plan that was approved with the private drive. Jake's did build their private drive to conform with City standards; however, they have not dedicated the drive to the City for public use. Director Weisenburger commented on the reason Jake's put in their private drive early on so they could get their building site up and going.

Mr. Justin Milburn, Milburn Engineering, commented on the development being 14 acres, seven (7) on the north and seven (7) on the south. He explained the street construction and the development of the eight (8) lots. Chairman Hemphill asked what kind of development is thought to be in this area. Mr. Hicks stated this is better suited for restaurants and professional office type building. There are a variety of commercial uses that might come up.

Mr. Manson asked if the roads are being platted. Mr. Milburn said yes, the roads are being platted. Chairman Hemphill asked Mr. Milburn about the adjoining of the two streets. Commissioner Shultz asked about the transition between Harps and the adjoining property. Administrator Brungardt said the City does not allow speed bumps on public streets. He said there needs to be something to keep people from flying through the area.

Commissioner McPherson asked if street lighting will be on this property. Mr. Milburn said there will be and they will be shown on the Final Plat. Chairman Hemphill asked about the location of the water lines. Mr. Milburn said this is an existing City water line. Chairman Hemphill said it would be nice to get something built on this property.

Discussion ensued between Commissioner Lane and Administrator Brungardt concerning the taxes that are abated in the TIF District. The City will keep all the sales tax generated in a TIF project.

Motion by Commissioner Lane to approve the Preliminary Plat, with the conditions 1 through 6 as stated in the Staff Report dated April 23<sup>rd</sup>, 2019; second by Manson.

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

Motion carried.

Motion by Commissioner Lane that the Planning Commission finds the proposed TIF Project Plan to be in conformance with the City of De Soto Comprehensive Plan; second by Fisher.

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

Motion carried.

B. Comprehensive Plan update. Planning Director Weisenburger provided comments for revisions from the joint meeting. He discussed the meeting date schedule and the items that will be clarified and then presented for review. A discussion ensued between Chairman Hemphill and Director Weisenburger on a 'disclaimer' statement reflecting this is an ever-changing plan and all items in the plan may not take place. Planner Weisenburger said we need to think about what kind of community do we want to be in future. Administrator Brungardt said there is some confusion around what the definition "Mixed Use" truly means. A discussion ensued about what "Mixed Use" should contain and where it should be shown on a map. Commissioner McPherson said he reads "Mixed Use" as covering all the descriptions shown, and not specifically defined. Discussion.

Commissioners discussed the 'future Urban Use area' and what it could be developed as in future. Commissioners want something in the plan for the Sunflower area development. Administrator Brungardt said this has been stated several times in the past in previous plans. Discussion ensued on De Soto keeping Sunflower property on the horizon.

Chairman Hemphill continued discussion with Staff on the Land Use Categories, the Future Land Use Plan and the Future Transportation Map.

Motion by Commissioner McPherson to adjourn at 7:34 p.m.; second by Shultz.

All Commissioners approved by "ayes."

Motion carried.

Respectfully submitted:

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Lana R. McPherson, MMC, City Clerk