

MINUTES

Due to public health orders related to COVID-19, the meeting will be closed to the public. 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>.

Meeting information materials can be viewed here:

<https://drive.google.com/open?id=1D7QTS1yDxaZABzw34QGxyCChba2xozL9>

Members of the public who wish to participate during the meeting may join the video conference at

<https://www.gotomeet.me/DeSotoKS>

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

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

3. General Business:

A. Approve Planning Commission Agenda.

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

All Commissioners approved by "ayes."

Motion carried.

B. Approve Minutes of the Planning Commission meeting held on March 24th, 2020.

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

All Commissioners approved by "ayes."

Motion carried.

C. Disclosure of conflicts of interest. Chairman Garrett said he is a member of the Mill Creek Rifle Club. No other conflicts noted.

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 comment.

5. Public Hearing:

- A. Consider a Special Use Permit for the Mill Creek Rifle Club. Planning Director Weisenburger stated the City has had a very good relationship with the club for many years and no complaints regarding the special use permit. Notification was sent to nearby property owners and one property owner responded he has no concerns with the change in the site plan. The footprint of the activities at the gun club will not be affected. This would allow additional ranges to be utilized.

Commissioner McPherson commented on the site plan. Commissioner Templin asked about the Special Use Permit that was approved in 2011 and asked if there were any other changes to the agreement. Planning Director Weisenburger commented there were no changes to the agreement, only to the site plan. Discussion ensued between Chairman Garrett and Administrator Brungardt.

Commissioner Templin asked who owns the property. Mr. Cooper said the property is owned by a corporation. Commissioner Templin and Mr. Cooper commented on the weaponry that is allowed at the gun club. Mr. Cooper said occasionally the law enforcement agencies may have a training event that allows an automatic weapon training, but that isn't very often. Administrator Brungardt commented on the hours that were approved in the Special Use Permit granted in 2007. Commissioner Templin commented on the hours shooting can take place. He feels this is an appropriate time to discuss the hours for shooting. Discussion ensued. Mr. Cooper said the club would not be opposed to changing the hours to shoot to the 7:00 AM time. Discussion ensued that the only people allowed to have a training with automatic weapons are law enforcement. Commissioner Templin commented on the drawing having an incorrect name.

Barry Zimmerman asked about the entrance with the site plan change. Planning Director Weisenburger said that entrance will no longer be usable.

Chairman Garrett opened the Public Hearing. No comments and the Public Hearing was closed.

Administrator Brungardt said the installation of the berms will require a flood plain analysis that will need to be certified by the State. This will be part of the building permit process.

Commissioner Templin asked about any on-site camping. Mr. Cooper said two or three times a year the Scouts will have overnight camping and firearm safety training. Discussion by Commissioner Templin that if we are renewing the Special Use Permit, then we should be reviewing a new Special Use Permit with all the requested changes presently submitted.

Planning Director Weisenburger commented on the additional ranges being added and the change in the road and entrance. The applicant is only requesting a site plan modification. Discussion ensued among Commissioners. Commissioner Templin said there are several changes in this proposed site plan revision that are not the same as in the Special Use Permit.

Administrator Brungardt said when this matter goes before the City Council, then the Council can choose to change the criteria for new considerations of a Special Use Permit. There will be a new ordinance for the Special Use Permit to be considered and approved by Council.

Commissioner Lane said there haven't been any complaints; and if there are no issues, she doesn't see these other items need to be addressed.

Commissioner Fisher said he agrees with Commissioner Lane. Commissioner Manson said he has no real concerns with this. The applicant has stated the shooting is from 7 AM to 10 PM in the letter dated April 2, 2020. Planning Director Weisenburger commented.

Motion by Commissioner Shultz to recommend approval of the newly proposed site plan to the City Council with the previous conditions of the Special Use Permit; second by McPherson.

Commissioner Templin asked if an amendment could be made to Council to review the existing Terms and Conditions of the Special Use Permit in light of the applicant's current request.

Motion is amended by Commissioner Shultz to include the requested amendment of Commissioner Templin; and, to also include the term of 20 years with annual one-year extensions after the initial 20-year period; second by McPherson.

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

Motion carried.

- B. Consider Text Amendment allowing auto sales in the C-1 zoning district. Planning Director Weisenburger said this is a continuation of the Commissioner's discussion for a text amendment. City Attorney Reavey has prepared the amendment for the City Code as proposed. Subparagraph (e) was changed to allow for a 'newer' vehicle being sold. He also commented on the Site Plan and architectural development plan for the interior of the permanent structure.

Commissioner Manson asked about the antique signage that is currently outside the building. He said that is one of the 'cool' things about this building. Discussion if the sign remains, it will be allowed to stay under the 'grandfather' clause as it is presently. However, if the sign is damaged and has to be replaced, then the current sign regulations would apply.

Commissioner Shultz commented on the structural engineering being done and that's good due to the age of this building.

Chairman Garrett opened the Public Hearing. No comments and the Public Hearing was closed.

Motion by Commissioner Templin to recommend this item to the City Council for approval on the proposed text amendment; second by Shultz.

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

Lane Yes

Motion carried.

6. Old Business: None

7. New Business:

- A. Consider Final Plat for Brooke West II. Planning Director Weisenburger stated the 2003 preliminary plat has been compared to the Final Plat for consistency and it is consistent with the preliminary plat, current zoning and the updated Comprehensive Plan. He commented on the criteria within the Subdivision Regulations being met.

Commissioner Templin commented on a lot within the subdivision. Discussion ensued between Nate Harding and Commissioner Templin on the lots and the sewer connections.

Motion by Commissioner McPherson to approve the Final Plat for Brooke West Estates II; second by Shultz.

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

Motion carried.

No further business came before the Commission.

Motion by Commissioner McPherson to adjourn at 7:08 p.m.; second by Shultz.

All Commissioners approved by "ayes."

Motion carried.

Respectfully Submitted:

Lana R. McPherson, MMC, City Clerk