

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 at 6:05 pm remotely	Fisher	Present remotely
	Lane	Absent		

3. General Business:

A. Approve Planning Commission Agenda.

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

All Commissioners approved by "ayes."

Motion carried.

B. Approve Minutes of the Planning Commission meeting held on April 28th, 2020.

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

All Commissioners approved by "ayes."

Motion carried.

C. Disclosure of conflicts of interest. N/A

D. Disclosure of outside communications regarding Commission business. Roger Templin said he spoke with Dave Anderson about the storage shed for Custom Foods. He didn't have much to say about it; however, Commissioner Templin said he did want to disclose this conversation. No other disclosures were made by Commissioners.

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.

Commissioner Fisher said he has a concern about a lot in Oak Country Estates VIII. There is a semi-truck parked at the entrance and neighbors are complaining about this semi-truck being parked in a residential neighborhood. Administrator Brungardt said there are complaints being received and the Council will be addressing this in future.

5. Public Hearing: None

6. Old Business: None

7. New Business:

- A. Consider final plat for Carriage House Phase – 9. Planning Director Weisenburger stated the Final Development Plan for Building X-Y-Z for the Carriage Houses was approved by the Planning Commission in January 2019. The structure is built and there is now a re-plat of the building defining the location of the interior walls. Staff has performed a review of the documents and reports they are in conformance with the approved Final Development Plan and general surveying practices. The Final Plan for Building Y has also been submitted. This is the same process as in previous phases.

Commissioner Templin asked if the Carriage Houses have access to Gardner Road. Planning Director Weisenburger said there is a gravel road with a gate for emergency access and construction access. The main entrance for the owners is off 83rd Street. Discussion of the construction road entrance and the building alignment.

Motion by Commissioner Shultz to approve Carriage House Phase 9 Final Plat; second by McPherson.

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

Motion carried.

- B. Consider site plan for Custom Foods. Planning Director Weisenburger said this is a site plan for a 30'x40' storage building at 9101 Commerce Drive. The new construction will add a 1,200 square foot building. He provided an overview of the Site Plan and Staff's recommendations for the proposed improvements as set forth in the Staff Report to Commissioners dated May 26th, 2020. Justin Milburn of Milburn Civil Engineering worked with Staff and provided the plans for this proposed building. Director Weisenburger commented on the criteria and stated this is a storage building and there will not be any mechanical inside the building. Staff recommends approval of the Site Plan.

Commissioner Templin said there are no services or utilities in this building, other than power, which is unusual for an ancillary building. Discussion ensued regarding the

location and the reason for this accessory storage building. In future, Commissioners may want to discuss ancillary buildings when zoning regulations are reviewed again.

Motion by Commissioner Manson to approve the storage building site plan for Custom Foods at 9101 Commerce Drive; second by Fisher.

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

Motion carried.

Commissioner Manson asked how long building permits are active before they are acted upon to complete. Discussion ensued. Administrator Brungardt and Commissioners discussed the Jakes' Fireworks building and its incompleteness. The road and landscaping have to be in as well as a number of items that must be completed prior to an occupancy permit being granted. Discussion on the sign being a vinyl product that blows loose in the high winds. Planning Director Weisenburger said he has been working with Jakes and hopefully they will be resolving some of these matters in the near future.

No further comments from Commissioners.

Motion by Commissioner McPherson to adjourn at 6:26 p.m.; second by Shultz.

All Commissioners approved by "ayes."

Motion carried.

Respectfully submitted:

Lana R. McPherson, MMC, City Clerk