

## Meeting Minutes

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1. **Call to Order;** Chairman Bob Garrett called the meeting to order to 6:00 pm.

2. **Roll Call:**

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

All are Present

3. **General Business:**

**A. Approve Planning Commission Agenda.**

Motion by Commissioner Millburn to approve the agenda for January 25, 2022, Planning Commission Agenda; Second by Fisher.

Motion by Commissioner Manson to approve the agenda for January 25<sup>th</sup>; second by Commissioner Lane

Roll Call:	Manson	Yea	Milburn	Yea
	Garrett	Yea	Shultz	Yea
	Templin	Yea	Fisher	Yea
	Lane	Yea		

Motion Carries

**B. Approve Minutes of the Planning Commission meeting held on December 21, 2021.**

Motion by Commissioner Shultz; to approve the meeting minutes from December 21<sup>st</sup>, 2021. Second by Commissioner Lane.

Roll Call:	Manson	Yea	Milburn	Yea
	Garrett	Yea	Shultz	Yea
	Templin	Yea	Fisher	Yea
	Lane	Yea		

Motion Carries

**C. Disclosure of conflicts of interest.**

Seeing none, the chair moved on to the next item.

**D. Disclosure of outside communications regarding Commission business.**

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

Seeing no one, the chair moved to the next item.

#### 5. Public Hearing:

A. Consider text amendment to allow restaurant sales in the M1 zoning district

Brad Weisenburger led on this item. The text amendment for restaurant sales in the M1 zoning district. They include casual restaurants, pizza shops, delicateness, etc. He outlined the applicants, Mr. Goodcents, request to have food delivery services in the district. He recommended that the commission open the public hearing and approve the text amendment. Commissioner Templin asked which certification a drive-thru would be under. Mr. Wiesenberger discussed the zoning for the drive-thru restaurants in the downtown district. Commissioner Millburn asked how an owner would submit a site plan on an existing building. Brad answered that the applicant would need to submit an interior site plan.

Chairman Bob Garrett opened the public hearing at 6:13 pm.

Speaker#	Name	Address	Topic
1.	Holly Barth	37070 W. 95th street.	Discussed that she would like to see restrictions on the roadside signs at the Gabriel property. She asked about the economic incentives related to development at the Gabriel property. Mr. Brungardt, City Administrator, discussed the terms of the agreement with Flint Development and the public hearing requirements for economic incentives. Mr. Patrick Reavey, City Attorney, announced that retail establishments would not qualify for a tax abatement. Ms. Barth asked if the public could speak about item 7a on today's agenda during the meeting. Chairman Garrett and Mr. Brungardt explained the public comment process in the meeting and that the item on today's agenda is a discussion item.

2.	Rosemary Male	37265 W. 95 <sup>th</sup> Street	Discussed her concerns with the lighting at the Gabriel property. She discussed her concern with screening around the property, the types of businesses allowable in the district, and potential traffic sound around the development. She asked when the Industrial revenue bonds for future development at the Gabriel and Sunflower properties would be issued. Mr. Mike Burghardt answered that incentives packages will come before the city council sometime around March or April of 2022.
3.	Melissa Noel	10175 Edgerton Road	She discussed the special use permit and how the golden criteria would impact what could be in the area. Mr. Mike Brungardt explained the special use permit process and how they are used.

The chair closed the budget hearing at 6:32 pm.

Commissioner Milburn asked if pole signs require special use permits. Mr. Brad Weisenburger replied that the pole signs would require a special use permit.

Motion by Commissioner Garret to recommend approval of the text amend with modification to the last three categories in C1 district be moved to special use inside of M1 district; Second by Commissioner Milburn.

Roll Call:	Manson	Yea	Milburn	Yea
	Garrett	Yea	Shultz	Yea
	Templin	Yea	Fisher	Yea
	Lane	Yea		

Motion Carries

## 6. Old Business

## 7. New Business:

**A.: Discuss updating regulations for large box distribution building standards.**

Mr. Brad Weisenburger lead on this item. He outlined the regulations of several neighboring communities. His key finding is that many jurisdictions have removed the percentages outlined in the De Soto city code. The current trend is to have the developer be flexible with their materials and have staff and the planning commission review the building to determine if the building is appealing. He reviewed several existing buildings in neighboring communities including Gardner and Olathe. He concluded that the current regulations do not allow the flexibility needed to keep the buildings appealing and suggested that the planning commission recommend the removal of the requirements for staff to estimate percentages of construction materials to approve site plans. He recommended that the planning commission continue to discuss the item. Mr. Brungardt discussed that the proposed changes to the code would allow for the future development and tilt walls. The council discussed the building regulations and structural integrity of the tilt walls. Commissioner Templin asked for further discussion and to develop specific guidelines for appropriate uses. Commissioner Templin asked that Lenexa codes be included in the research and discussion. Commissioner Templin suggested that the commission discuss the proposed regulations and hold a public hearing at the February meeting.

Motion by Commissioner Templin to hold a public hearing regarding updating regulations for large box distribution building standards during the February 22<sup>nd</sup> Planning Commission meeting; second by Commissioner Shultz.

Roll Call:	Manson	Yea	Milburn	Yea
	Garrett	Yea	Shultz	Yea
	Templin	Yea	Fisher	Yea
	Lane	Yea		

Motion Carries

**8. Calendar:**

A. February 3rd, 2022, City Council 7:00 PM.

Mr. Brungardt discussed the need for a joint meeting and workshop between the council and the planning commission. The workshop will be scheduled for February 3<sup>rd</sup> at 6 pm.

B. February 17th, 2022, City Council 7:00 PM.

C. February 22nd, 2022, Planning Commission

**9. Adjournment**

Commissioner Manson moved to adjourn. Second by Commissioner Fisher. The motion was unanimously approved, and the meeting was adjourned at 7:05 pm.

Respectfully Submitted,

Brandon Mills  
Brandon Mills, MPA, City Clerk