



**PLANNING & ZONING COMMISSION**  
**Scott Snyder    Craig Stillman**  
**Bill Daly        Don Pierce**  
**Brenda Sage**

GOVERNMENTAL BODY: PLANNING & ZONING COMMISSION  
DATE OF MEETING: Monday, April 15, 2019

TIME/PLACE OF MEETING: 7:00 P.M. CITY HALL

**TENTATIVE AGENDA**

1. Call to Order/Roll Call
2. Approve Minutes from February 18, 2019.
3. Review and recommend to the Board of Adjustment the approval or denial of the site plan submitted by Jason Burger for the property located at 609 Walnut Street, De Soto, IA.
4. Adjourn.

**April 15, 2019 PLANNING & ZONING COMMISSION MINUTES**

**Commissioner Craig Stillman called the meeting to order at 6:40pm with the following Commissioners present: Don Pierce and Brenda Sage; Absent: Bill Daly and Scott Snyder; Staff present: City Clerk, Marcia Thomas and City Engineer Casey Patton.**

**Motion by Pierce/Daly to approve the February 18, 2019 meeting minutes; All in favor; Motion carried 3-0.**

**Commissioner Daly arrived @6:45p.m.**

**Jason Burger, owner of the property located at 609 Walnut Street, discussed with the Commissioners his proposed site plan. The special condition and circumstance that exists with this property is the small lot size and shape. This triangular lot consists of 7700 sq ft and has the approximate dimensions, 168' along Maple St, 192' along Walnut St and 92' along the western property line. De Soto City Code Chapter 165.12 requires a minimum lot size of 8000 sq. ft. Therefore, I am requesting a variance in order for the lot to be used for a single family residence. The second variance I am requesting is for front yard and rear yard setbacks. City Code Chapter 165.12 states the front and rear setbacks in a residential district is 25 ft. Reduced front/rear setbacks to 20' will allow for a larger buildable area and greater flexibility in siting the house on the lot. The third variance I am requesting is to City Code 165-08 (3) General Regulations, Accessory Buildings, for the construction of a garage building closer to the lot lines as shown on the site plan. Commissioner Stillman asked the audience if anyone would like to comment on the site plan submitted. De Soto resident Colleen Milburn asked if the new construction would impede her sewer line? Property owners at 601 Walnut and 604 Walnut also were not in favor of a house being built at 609 Walnut. Discussion took place; Motion by Sage/Pierce to not recommend to the Board of Adjustment the site plan presented by Jason Burger for the property located at 609 Walnut Street, De Soto, IA because the items presented do not meet the requirements of the R-1 Zoning District; All in favor; Motion carried 4-0.**

**Motion by Sage/Pierce to adjourn @7:15pm; All in favor; Motion carried 4-0.**

**These minutes are as recorded by City Clerk, Marcia Thomas, subject to approval by the P & Z Commission at their next regular meeting.**

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**Craig Stillman, P & Z Commissioner**

**Attest: \_\_\_\_\_**  
**Marcia Thomas, City Clerk**

