



**PLANNING & ZONING COMMISSION**  
**Scott Snyder    Craig Stillman**  
**Bill Daly        Dustin Padget**  
**Mandy Pagliai**

GOVERNMENTAL BODY: PLANNING & ZONING COMMISSION  
DATE OF MEETING: Tuesday, April 20, 2020

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

**TENTATIVE AGENDA**

1. Call to Order/Roll Call
2. Approve Minutes from November 4, 2019.
3. Recommend to the De Soto City Council that the proposed Urban Renewal Plan is in conformity with the general plan for the development of the municipality as a whole.
4. Approve/Review preliminary Keystone/De Soto Plat 2.
5. Approve the site plan submitted by Bryce Holmes, 2 Ellefson Drive, De Soto, Iowa; MCA Fabrication Site Plan.
6. Adjourn.

**April 20, 2020 PLANNING & ZONING COMMISSION MINUTES**

**Commissioner Craig Stillman called the meeting to order at 7:05pm with the following Commissioners present: Mandy Pagliai and Bill Daly; via Zoom Scott Snyder; Absent: Dustin Padget; Staff present: City Clerk, Marcia Thomas and via Zoom Jenna Bishop, Attorney with Ahlers & Cooney and Jordan Kappos with Veenstra & Kimm Engineering.**

**Motion by Pagliai/Daly to approve the November 4, 2019 meeting minutes; all in favor; Motion carried 4-0.**

**Jenna Bishop with Ahlers & Cooney, explained to the Commissioners the De Soto 2020 Residential Urban Renewal Plan and the City Comprehensive Plan should be in conformance. Discussion took place; Motion by Pagliai/Daly to recommend to the De Soto City Council that the proposed Urban Renewal Plan is in conformity with the general plan for the development of the municipality as a whole; all in favor; Motion carried 4-0.**

**JD Albright representing Keystone/Equity Group discussed with the Commissioners their preliminary plat Keystone/De Soto Plat 2. Mr. Albright said there are 30 Townhouse lots in this phase with a price range of \$185,000 to \$205,000 and there would be individual ownership. Motion by Daly/Pagliai to approve the preliminary Keystone/De Soto Plat 2; all in favor; Motion carried 4-0.**

**Bryce Holmes discussed with the Commissioners his plan to build a 64 x 40 building for steel fabrication on Lot 2, Ellefson Drive in De Soto. Discussion took place. In the site plan review done by Veenstra & Kimm, Jordan Kappos, stated that 3 items would need to go before the Board of Adjustment for approval; all buildings in the arterial corridor overlay must be designed to include brick, stone or glass as primary materials on at least 50% of each elevation; provide screening of parking lot, and show locations and dimensions of storm water and detention facilities in accordance with SUDAS standards; Motion by Pagliai/Daly to approve the site plan submitted by Bryce Holmes for Lot 2, Ellefson Drive, De Soto, IA excluding the items needed to go to the Board of Adjustment; All in favor; Motion carried 4-0.**

**Motion by Daly/Pagliai to adjourn @7:55 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**

