



PLANNING & ZONING COMMISSION
Craig Stillman **Dave Stratton**
Bill Daly

GOVERNMENTAL BODY: PLANNING & ZONING COMMISSION
DATE OF MEETING: Monday October 17, 2022

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

TENTATIVE AGENDA

1. Call to Order/Roll Call
2. Approve Minutes from January 17, 2022.
3. Recommend to the De Soto City Council the approval of the Keystone Estates Plat 3 final plat.
4. Recommend to the De Soto City Council the approval of the Site Plan submitted by De Soto AutoPlex, De Soto, IA; property located Lot 4 Ashland Crossing, Plat 2.
5. Recommend to the De Soto City Council the approval of the Site Plan submitted by Norwalk Ready Mix – De Soto, IA; property located in Adams Township, north of I-80 and west of HWY 169.
6. Recommend to the De Soto City Council the approval of the Site Plan submitted by Dahl Air Conditioning & Heating Co; property located 2000 Ash Street.
7. Adjourn.

October 17, 2022 PLANNING & ZONING COMMISSION MINUTES

Commissioner Craig Stillman called the meeting to order at 7:04pm with the following Commissioners present: Bill Daly and Dave Stratton; Staff present: City Clerk, Marcia Thomas, City Engineer Jordan Kappos.

Motion by Daly/Stratton to approve the January 17, 2022 meeting minutes; all in favor; Motion carried 3-0.

JD Albright, representing Keystone Equity Group discussed with the Commissioners Keystone Estates Plat 3 final plat, stating that erosion control was the main item to still be addressed with City Engineer Jordan Kappos; Discussion took place; Motion by Daly/Stratton to recommend to the De Soto City Council the approval of Keystone Estates Plat 3 final plat; all in favor; Motion carried 3-0.

Civil Design Advantage, representing Joseph Wallace, discussed with the Commissioners the site plan submitted by De Soto AutoPlex; property located Lot 4 Ashland Crossing, Plat 2; 1101 Adair Street; the structure will house flex space for hobby car owners; Discussion took place; Motion by Stratton/Daly to recommend to the De Soto City Council the approval of the site plan submitted by De Soto AutoPlex, with the stipulation page 5 pavement thickness read minimum for pavement within R.O.W, Sidewalks and Drives and Parking; all in favor; Motion carried 3-0.

Civil De Sign Advantage, representing JTB Investments LLC, discussed with the Commissioners the site plan submitted by Norwalk Ready Mix – De Soto; property located in Adams Township, north of I-80, west side of Hwy 169; Motion by Daly/Stratton to recommend to the De Soto City Council the approval of the site plan as presented with the stipulation page 2 pavement thickness read minimum for pavement R.O.W., Sidewalks and Drives and Parking; P & Z Chair Stillman also told JTB Investments that the Board of Adjustments Committee would be the only governing body to grant a variance; all in favor; Motion carried 3-0.

Civil Engineering Consultants, representing Dahl Air Conditioning & Heating Co.; property located 2000 Ash Street, discussed the site plan submitted; Discussion took place; City Engineer Kappos stated the City Council after receiving a recommendation from the Planning and Zoning Commission, may approve additional primary and or secondary materials on a case-by-case basis, provided that such materials exhibit the structural strength and permanency desired, contain sufficient architectural relief and do not distract from the physical appearance of the building; Motion by Stratton/Daly to recommend to the De Soto City Council the approval of the site plan as submitted and subject to the approval of the remaining comments by City Engineer Kappos; all in favor; Motion carried 3-0.

Motion by Daly/Stratton to adjourn @7:56pm all in favor; Motion carried 3-0.

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

Craig Stillman, P & Z Commissioner

Attest: _____
Marcia Thomas, City Clerk