

***CITY OF OSAGE CITY  
PLANNING AND ZONING***

**Regular Meeting**

**March 15, 2023**

**7:00 PM**

**City Council Room – 221 S. 5<sup>th</sup> – Osage City, Kansas**

***GoToMeeting Information:***

Planning & Zoning Meeting

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**I. Call To Order:**

Casey Mussatto \_\_\_\_\_ Loren DeBaun \_\_\_\_\_ Michael Handly \_\_\_\_\_

Gail Lohmeyer \_\_\_\_\_ Maurice Koch \_\_\_\_\_

**II. Consent Agenda**

1. Approval of February 15, 2023 Regular Meeting Minutes

**III. Regular Business**

1. **Public Hearing for a Conditional Use Permit for automotive service and repair on Lots 12, 14, 16, 18 and 20 in Block 29 in Original Town of Osage City, commonly known as 264 and 268 Ellinwood Street owned by Eric and Sandy Loquist. Property is Zone R-1.**
2. **Recommendation to the City Council on the Eric and Sandy Loquist conditional use application for automotive service and repair at 264 and 268 Ellinwood Street from the Planning & Zoning Committee.**

3. **Workshop presentation by Jim Kaup on Regulation of the Use of Land by Cities in Kansas is Wednesday April 19, 2023 at 7:00 p.m. The workshop packet from Kaup Law Office is enclosed for your review. Jim Kaup is the attorney who prepared a set of zoning and sub-division regulations for Osage City in 2009-2010. Topics that can be covered are:**

## Kaup Law Office

214 SW 6th Avenue  
Suite 306  
Topeka, Kansas 66603

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OSAGE CITY WORKSHOP FOR LAND USE  
REGULATORY PROCEDURES & PRACTICES

April 19, 2023

Topics to be covered:

1. **Comprehensive Plans -- A Brief Explanation of the Purpose, Content, Use, and Potential of Comprehensive Plans.**
2. **Overview to Land Use Law and Regulations ... Why Regulate?**
3. **Zoning -- Purpose, Permitted and Conditional Uses, Regulations, Zoning Maps, Vesting of Development Rights, Nonconformities, Variances/Exceptions/Appeals.**
4. **Discussion of the decision-making process for a body engaged in a "quasi-judicial" zoning proceeding (e.g., rezonings).**
  - **Due process requirements set by City, state and federal law**
  - **Legal standard of "reasonableness" that the PC and Governing Body must meet**
    - **Understanding the *Golden* factors**
    - **Weighing and applying the *Golden* factors**
  - **Best practices**
    - **Conducting the public hearing**
    - **Creating the record of the PC and the Governing Body**
5. **Land Subdivision Process -- Purpose, Subdivision Regulations.**
6. **Respective Roles -- Planning Commission, BZA, Governing Body, City Staff.**
7. **Ethics in the Land Regulatory Process -- Purpose, Ex Parte Contacts, Prejudgment, Conflicts of Interest, Contacts with Applicants and the Public.**
8. **Jurisdictional Issues -- Extraterritorial Authority, City-County Interlocal Agreements, Annexation.**
9. **A review of KOMA and KORA laws and how they relate to the work of the Planning Commission.**
10. **The development trends and forecasts. Preparing the City for different potential futures.**

Q & A during and after the workshop.

Emphasis will be on relating to issues that have raised concerns or uncertainties in the past and/or are expected to occur in the future, but being careful not to improperly discuss matters already pending before the City.

## IV. Adjournment