

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

Regular Meeting

August 16, 2023

7:00 PM

City Council Room – 221 S. 5th – 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 July 5, 2023 Regular Meeting Minutes

III. Regular Business

1. Set a Public Hearing on Wednesday September 20, 2023 at 7:00 p.m. to consider a Petition to Vacate the undeveloped portion of Ellinwood Street located directly East of Van Buren Street ROW in Block 1, between Lots 1 & 2 on the North side and Lots 7 & 8 on the South side of the platted Ellinwood Street, Myers & Van Buren Replat in the City of Osage City. Petition for Vacation received from owner Jeanette Stromgren of 406 Van Buren.
2. Workshop presentation by Jim Kaup on Regulation of the Use of Land by Cities in Kansas is Wednesday August 16, 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

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Topeka, Kansas 66603

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OSAGE CITY WORKSHOP FOR LAND USE
REGULATORY PROCEDURES & PRACTICES

August 16, 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