

PLANNING AND ZONING COMMISSION

OSAGE CITY, KANSAS

January 18, 2023

ROLL CALL: Now on this 18th day of January, 2023 the Planning and Zoning Commission met at 7:00 p.m. at the City Council Chambers in said City, the following members being present and participating to wit, Commissioners: Casey Mussatto, Loren DeBaun, Maurice Koch, Michael Handly. Commissioner Gail Lohmeyer excused. Officials present: City Manager Rod Willis; Code Administrator, James Welch; and Planning & Zoning Clerk Clarissa Meek. Excused: City Clerk Sadie Boos.

APPROVAL OF THE CONSENT AGENDA:

1. Approval of January 18, 2023 Regular Meeting Minutes

Motion made by DeBaun, second by Handly to approve the Consent Agenda. The motion was declared carried.

II. Consent Agenda

- 1. Approval of October 19, 2022 Regular Meeting Minutes**
- 2. Approval of November 16, 2022 No Meeting**
- 3. Approval of December 21, 2022 No Meeting**

REGULAR BUSINESS:

1. Welcome new Planning and Zoning Board Member Mike Handly.

Mike was welcomed by the Planning & Zoning Committee and Mike expressed his interest in learning more after being on the City Council in the past.

2. Discussion on housing needs and possible changes to housing regulations to meet the changing housing environment heading into future years, i.e. new types of construction such as 3-D concrete, patio concept homes, duplexes, etc.
The Panasonic battery facility in DeSoto will have a huge housing impact in a large area with 4,000 employees, plus 4,000 affiliated employees trying to find affordable housing within reasonable driving distance. The impact will result in increasing home values and rental rates in Topeka, which will cause many Topeka residents to relocate further away in smaller towns like Osage City, Burlingame, Lyndon, etc. due to being priced out of the Topeka market.

Rod Willis spoke on current and developing market conditions affecting Planning & Zoning code changes likely needed in the near future to meet oncoming housing needs in a rapidly changing environment.

3. Jim Kaup, the attorney who prepared a set of zoning and sub-division regulations for Osage City in 2009-2010 is now semi-retired and offering to conduct planning and zoning workshops for training and review. Does the Planning and Zoning Board have an interest in a workshop?

Planning & Zoning expressed interest in a workshop with Jim Kaup at a future meeting.

*Motion by Koch, second by DeBaun to have a workshop presented in a future meeting.
Motion was declared carried.*

ADJOURN: *Motion made by DeBaun, second by Koch to adjourn at 7:45 p.m. The motion was declared carried.*

APPROVED: _____ **ATTEST:** _____
Casey Mussatto, Chairman **Clarissa Meek, P & Z Clerk**

This 15th day of February, 2023
(SEAL)