

**PLANNING AND ZONING COMMISSION  
OSAGE CITY, KANSAS  
MINUTES  
April 16, 2025**

**ROLL CALL:** Now on this 16<sup>th</sup> day of April 2025 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, Teresa Nell, Gail Lohmeyer, Maurice Koch, and Colton Jenkins. Officials present: City Manager Katie Hodge, City Treasurer Sadie Boos, City Clerk Amy Woodward, and Planning and Zoning Clerk Lindsay Bandy. Excused: Utilities Director Dale Schwieger. Others present: Bruce Schoepflin and Scott Martin.

**APPROVAL OF THE CONSENT AGENDA:**

**1. Approval of March 19, 2025, Regular Meeting Minutes**

*Motion by DeBaun, second by Lohmeyer to approve the consent agenda. The motion was declared carried.*

**REGULAR BUSINESS:**

**1. Public Hearing for Conditional Use Permit Application for 1401 N. 15th Street (Legal Description: S24, T16, R14E, Acres 4.34, E ½, NE ¼ NW) - Bruce & Dawn Schoepflin, Property Owners**

Chairman Mussatto called the public hearing to order at 7:01pm. Committee member Colton Jenkins stepped down due to possible conflict of interest. Letters were sent to 6 property owners, and no replies were received. Mussatto asked for additional comments from the city staff and the audience; no additional replies or comments received. Mussatto asked for comments from the committee members; committee member Koch asked property owner Bruce Schoepflin what type of flooring he would have and Schoepflin responded with regular concrete flooring. Mussatto closed the public hearing at 7:04pm. Colton Jenkins returned to the stand.

**2. Motion to approve or deny the Conditional Use Permit Application for 1401 N. 15<sup>th</sup> Street**

Following a 14-Day protest period required by State Law, the recommendation will be presented to the City Council in the month of May, for the decision on the Planning and Zoning Committee recommendation.

*Motion by Nell, second by DeBaun to recommend to the City Council to approve the conditional use permit application for property owners Bruce & Dawn Schoepflin at 1401 N 15<sup>th</sup> Street. The motion was declared carried.*

- 3. Review of the Conditional Use Permit Application set a public hearing for 802 N. 12<sup>th</sup> Street (Legal Description: S24, T16, R14E, Acres 2.82, TR BEG 300' N & 264' W NW COR Brant St. & 13<sup>th</sup>) to allow metal siding on the home he plans to build-Scott Martin, Property Owner**

The Planning and Zoning Committee reviewed the conditional use permit for 802 N 12<sup>th</sup> Street. Property owner Scott Martin was present to provide a brief overview of the specifications of the request and to answer any questions.

*Motion by Koch, second by Jenkins to set a public hearing on May 21, 2025, at 7:00pm for the consideration of issuing a conditional use permit to Scott & Kara Martin. The motion was declared carried.*

**ADJOURN:** *Motion made by Nell, second by Lohmeyer to adjourn. The motion was declared carried.*

**APPROVED:**  **ATTEST:**   
Casey Mussatto, Chairman Amy Woodward, City Clerk

**This 21<sup>st</sup> day of May 2025**

(SEAL)

