

**PLANNING AND ZONING COMMISSION
OSAGE CITY, KANSAS
MINUTES
August 20, 2025**

ROLL CALL: Now on this 20th day of August 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: Loren DeBaun, Teresa Nell, Gail Lohmeyer, Maurice Koch, and Colton Williams. Commissioners Casey Mussatto and Colton Jenkins were absent. Officials present: City Manager Katie Hodge, City Treasurer Sadie Boos, Utility Director Dale Schwieger, and Planning and Zoning Clerk Lindsay Bandy. Excused: City Clerk Amy Woodward. Others present: Joseph Thomas.

APPROVAL OF THE CONSENT AGENDA:

1. Approval of June 18, 2025, Regular Meeting Minutes
2. Approval of July 16, 2025, No Meeting

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

REGULAR BUSINESS:

1. Article 15 Industrial Districts
 - a. Storage Definition Discussion

City Manager, Katie Hodge, discussed the current storage definition for Industrial Districts. She also provided new proposed language for the definition and the process to adopt said language.

Motion made by Williams, second by Nell to table for further discussion until the next planning and zoning meeting on September 24, 2025. The motion was declared carried.

2. Planned Unit Development (PUD) Overlay District Preliminary Application- Joseph Thomas, Heartland Design + Build

The Planning & Zoning Committee reviewed the PUD Applications for Huffman II, Block 1 and Osage City Legacy, submitted by Joseph Thomas with Heartland Build + Design. Joseph was present to answer any questions and provided a brief explanation of the PUD Replat.

Motion made by Nell, second by Koch to cancel Wednesday September 17, 2025, regular meeting and reschedule for Wednesday September 24, 2025, at 7:00PM. The motion was declared carried.

Motion made by Koch, second by Williams to set the Public Hearing for Wednesday, September 24, 2025, at 7:00 p.m. for a Planned Unit Development Preliminary Application for Huffman II, Block 1 and a lot depth deviation of 3.5 times the lot width instead of 2.5 times, as requested by Joseph Thomas with Heartland Build + Design. The motion was declared carried.

Motion made by Koch, second by Lohmeyer to set the Public Hearing for Wednesday, September 24, 2025, at 7:00 p.m. for a Planned Unit Development Preliminary Application for Osage City Legacy and a lot depth deviation of 3.5 times the lot width instead of 2.5 times, as requested by Joseph Thomas with Heartland Build + Design. The motion was declared carried.

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

APPROVED:


Casey Mussatto, Chairman

ATTEST:


Amy Woodward, City Clerk

This 24th day of September 2025

(SEAL)

