

**PLANNING AND ZONING COMMISSION  
OSAGE CITY, KANSAS  
MINUTES  
November 20, 2024**

**ROLL CALL:** Now on this 20<sup>th</sup> day of November 2024 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, Gail Lohmeyer, Loren DeBaun, Teresa Nell, and Maurice Koch. Officials present: City Clerk Amy Woodward, City Manager Katie Hodge, City Treasurer Sadie Boos, Planning and Zoning Clerk Lindsay Bandy, and Utilities Director Dale Schwieger. Others present: Joseph Thomas, Quintin Robert, Colton Jenkins, Brian Stromgren, Frances Sapp.

**APPROVAL OF THE CONSENT AGENDA:**

**1. Approval of October 16, 2024, Regular Meeting Minutes**

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

**REGULAR BUSINESS:**

**1. Review of the expression of interest form submitted by Colton Jenkins and potential recommendation to the City Council for appointment to the Planning and Zoning Committee.**

Planning and Zoning Members reviewed Colton's application and thanked him for his interest in joining the Planning and Zoning Committee.

Recommendation to City Council to add Colton Jenkins to the Planning and Zoning Committee.

*Motion by Nell, second by DeBaun to approve the recommendation to the City Council. The motion was declared carried.*

**2. Public Hearing for a Conditional Use Permit for 33 Main Street—Joseph Thomas, Heartland Build + Design.**

Committee member DeBaun opened the public hearing at 7:04 p.m. and asked for comments from the public. Letters were sent to 13 property owners with 1 letter received back opposed. Property owner Frances Sapp spoke against the conditional use request. DeBaun closed the public hearing at 7:10 p.m. Conditional use procedures were discussed as follows: Approve the conditional use permit for constructing a duplex at 33 Main Street, by Joseph Thomas, Heartland Build + Design.

- 3. Recommend to the City Council the approval of the conditional use permit for constructing a duplex at 33 Main Street by Joseph Thomas, Heartland Build + Design.**

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

*Motion by Lohmeyer, second by Koch for a conditional use permit for the construction of a 2-family dwelling constructed as 2 attached single family dwellings for Heartland Build + Design, Joseph Thomas located at 33 Main Street in Osage City. The motion was declared carried.*

- 4. Review of the Conditional Use Application for 1028 California Street submitted by Quintin and Michelle Robert and potentially set a Public Hearing.**

The Planning and Zoning Committee reviewed the conditional use permit for 1028 California Street. Property owner Quintin Robert was present to provide a brief overview of the specifications of the request and to answer any questions.

*Motion by DeBaun, second by Koch to set a public hearing on December 18, 2024, at 7:00pm for the consideration of issuing a conditional use permit to Quintin & Michelle Robert. The motion was declared carried.*

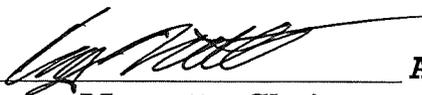
- 5. Discuss changing R-1 zoned districts to allow lodging houses (Air BNB's) to be permitted or through conditional use.**

City Manager, Katie Hodge provided an explanation of the Planning and Zoning code regulations regarding lodging houses in residential districts.

Recommendation to the City Council is as follows: Allow conditional use permits for lodging houses in residential districts.

*Motion by Nell, second by Lohmeyer to approve the recommendation to the City Council. The motion was declared carried.*

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

APPROVED:   
Casey Mussatto, Chairman

ATTEST:   
Amy Woodward, City Clerk

This 18<sup>th</sup> day of December 2024

(SEAL)

