

Parkville Planning & Zoning Commission
Tuesday, January 10, 2012, 5:30 p.m.
City Hall Boardroom

Minutes

ITEM 1. CALL TO ORDER

Chairman Katerndahl called meeting to order at 5:39 p.m.

ITEM 2. ROLL CALL

Members present:

Dean Katerndahl, Chairman
Keith Cary, Secretary
Judy McRuer
Tony Tognascioli

Bryant Lamer, Vice Chairman
Pam Scott
Lonnie Scott

Absent with prior notice:

Bob Lock

Marvin Ferguson

Also present:

Sean Ackerson, Assistant City Administrator-Community Development Director
Tracy Sisney, Assistant City Clerk-Department Assistant
Jenni Glass, Parkville EDC Director
Mayor Richardson
Alderman McManus

ITEM 3. GENERAL BUSINESS

Item 3(A) Approval of Planning & Zoning Meeting Agenda.

Chairman Katerndahl opened the meeting by asking for a motion to approve the agenda as published.

Vice Chairman Bryant moved to approve the agenda as published. Commissioner Lonnie Scott seconded. Motion passed 7-0.

Item 3(B) Approval of Minutes from the December 13, 2011 Planning and Zoning Commission Meeting.

Chairman Katerndahl asked for a motion to approve the minutes from the November 8, 2011 meeting.

Commissioner Pam Scott moved to approve the minutes as presented. Commissioner McRuer seconded. Motion passed 7-0.

ITEM 4. PUBLIC HEARING

Item 4(A) Application for a Planned District Development permit to allow construction of a Medical Clinic on Lot K in the Parkville Commons, Parkville, MO, generally located at the northwest corner of the intersection of Highway 9 and Clark Avenue. *Case PZ11-32. NCH Enterprises, LLC., applicant.*

Chairman Katerndahl opened the public hearing for Lot K in the Parkville Commons. Ackerson deferred to the applicant representative.

Chris Williams, Vice President for Briarcliff Realty introduced the team on for Project Fred, so named due to confidentiality. Mr. Williams stated that this was a 16,100 sq. ft. state of the art, revolutionary medical facility, which was related to the master plan when it was originally developed. A quick summary provided information such as immediate client interaction where no waiting is involved. In addition, all rooms would include temperature controlled patient/client rooms and a state of the art food demo kitchen. Mr. Williams added that they would like to begin earthmoving and utility installation on February 1, 2012 with a scheduled move in date of July 12, 2012.

Mr. Williams stated that originally plans called for a building of over 20,000 sq. ft. He said that it had been reduced down to 16,100. He added that this would be an iconic facility, not only for Parkville, but the entire area, in that it would provide one-on-one client interaction, where there would be no waiting rooms like typical facilities.

A parking exhibit was provided, which identified on and off-site parking. This parking exhibit showed that no parking spaces from the YMCA or the retail shops in the Parkville Commons would be utilized or needed for the amount of parking spaces required.

Michelle Kiehl, AECOM Technical Services, provided more detail with regard to staff parking, visitor parking, greeting area rather than a waiting area, patios and gathering areas that are more conducive to healing.

Ms. Kiehl added that based off the applicant's needs, 30-36 parking spaces would be required, all of which are included in the actual site. In addition, there are 17 shared spaces available. She added that in the previous month's workshop, the team had provided several conceptual plans, and then confirmed that these are the actual plans. She stated that there are a lot of warm, natural materials with green spaces, gardens, cedar siding, etc.

Ms. Kiehl added that the staff recommendations were good, sound decisions and they agreed with all of staff's suggestions and fully intends to meet those conditions as development is progressing.

Commissioner Pam Scott inquired as to what type of doctors would be practicing out of this facility. Ms. Kiehl answered that it would be internal medicine and family practice.

Commissioner Scott added that the landscaping as proposed was wonderful and asked if it were possible that we would lose some of that as development progressed. Ms. Kiehl provided that if anything, there would be more landscaping than what was currently proposed.

Commissioner Scott noticed that there were offices located on the second floor of the structure and was curious as to whether or not patients would be treated on the second level as well. Kiehl stated that the upper level was for administration only and that only the first floor would be for patient services.

Commissioner Tognascioli asked if the entire facility were sprinklered. Ms. Kiehl stated that is was.

Commissioner Tognascioli inquired about the location of utilities and wondered where the equipment room would be located. Ms. Kiehl answered that those plans were still being developed. Tognascioli asked if office space would be omitted for utilities or if the building would become larger in order to accommodate. Kiehl answered that the size would stay the same and that some of the utilities could be located on the roof of the facility, with perhaps a roof hatch for access.

Tognascioli asked if a generator would be necessary or if ambulatory care would be permitted. Ms. Kiehl answered that no generator or ambulatory care would be on site.

Commissioner Tognascioli asked about the kitchen that would be onsite and if grease traps, vents or hoods would be required. Kiehl stated that it would be more like a home kitchen for demos on proper cooking and eating techniques for people who have health issues such as diabetes.

Commissioner Tognascioli talked about the development plans, elevation issues, roof plans, etc. Director Ackerson stated that applicant's are not required to submit floor plans, electrical plans or other internal details and typically do not submit full blown architectural plans. These full blown plans are for the Fire Marshall, Building Official and other City staff to determine if they are compliant with the adopted codes. The plans that have been provided are to mainly give the intent of the building, show materials and ensure that the design and layout meet the district requirements.

Commissioner Pam Scott added that she does not want to see discrepancies. The builder should keep with the submitted materials and keep the proportions as provided. Scott inquired as to how green the building was. Ms. Kiehl stated that as this point she does not know the exact percentage but stated that the building would meet LEED certifications.

Parkville Public Works Director, Kirk Rome stated that he had met with the traffic engineer today and explained that the traffic study had been delayed a bit due to the holidays. MoDOT prefers not to conduct such studies during holiday period so that a true study is made, so it was not included with the application, although completed it had not yet been to submitted to us.

Commissioner Scott asked if we could include language that will require that the landscaping meet or beat what is being proposed tonight. Ackerson replied that could also be a subject to consideration.

Vice Chairman Lamer suggested that the Community Development Department be allowed to conduct their business according to code and give them full right to see that all is implemented to the code.

Kirk Rome suggested that the City of Parkville require additional ROW for a southbound right turn lane on 9 Highway at Clark for future improvements.

Commissioner McRuer asked if traffic lights would be required. Public Works Director Rome stated that the traffic study did not warrant traffic lights.

Vice Chairman Bryant moved to recommend approval of the proposed application subject to staff recommended conditions and added the condition of landscaping being equal or greater to what has been submitted while maintaining quality as well as quantity. Commissioner Lonnie Scott seconded. Motion passed 6-1 with a voice vote with Commissioner Tognascioli voting against the application.

ITEM 5. REGULAR BUSINESS

None

ITEM 6. UNFINISHED BUSINESS

None

ITEM 7. OTHER BUSINESS

Director Ackerson provided a brief update on current projects.

Jimmy John's: Ackerson stated that they had opened last week.

Animal Hospital: Ackerson said that they were making good progress.

Dental Building: Also going very well.

Tank Farm: Work getting started.

Residential Development: Director Ackerson stated that the Community Development Department had received several building permits for homes to be built in Thousand Oaks, The National and Riss Lake.

Chairman Katerndahl announced the dates for future meetings.

ITEM 8. ADJOURNMENT

Vice Chairman Lamer moved to adjourn. Commissioner Lonnie Scott seconded. Motion to adjourn passed 7-0.

Meeting adjourned at 6:38 p.m.

Submitted by: _____
Tracy Sisney, Department Assistant

01/17/12
Date

Information on these items is maintained at Parkville City Hall and is available for viewing during normal office hours. Planning and Zoning Commission decisions are recommendations forwarded to the Parkville Board of Aldermen meeting unless otherwise noted. Inquiries on items contained herein can be made by visiting Parkville City Hall at 8880 Clark Avenue, Parkville, or by calling the Community Development Department at (816) 741-7676.