

**Parkville Planning & Zoning Commission**  
Tuesday October 10, 2006  
City Hall Boardroom

**Minutes**

**ITEM 1. CALL TO ORDER**

Chairman McCormick called the meeting to order at 5:31 p.m.

**ITEM 2. ROLL CALL**

Members present:

Dr. Harold Brown  
Marvin Ferguson  
Jim Sfetko  
Gerry Richardson  
John Haggard  
Greg Knauer  
Dean Katerndahl  
Chairman Al McCormick

Also present:

Sean Ackerson, Community Development Director  
Paula Puszczewicz, C.D. Administrative Assist.  
4 persons in the audience

**ITEM 3. GENERAL BUSINESS**

Item 3(A) Approve Planning & Zoning Commission meeting agenda for Tuesday October 10, 2006.
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**Chairman McCormick motioned to approve the Planning & Zoning agenda for Tuesday September 12, 2006 as printed. Dr. Brown seconded the motion. Motion passed 8-0.**

Item 3(B) Approval of the minutes from the Tuesday September 12, 2006 meeting of the Planning & Zoning Commission.
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**Chairman McCormick motioned to approve the minutes from the Tuesday September 12, 2006 Planning & Zoning Commission meeting as printed and distributed. Dr. Brown seconded the motion. The motion passed 8-0.**

**ITEM 4. PUBLIC HEARING**

There were no public hearing items on the agenda at this meeting.

**ITEM 5. UNFINISHED BUSINESS**

No unfinished business to come before the commission.

## **ITEM 6. REGULAR BUSINESS**

Item 6A Request for approval of a proposed (replat) final plat – Replat of Lots 1, 2, 3 and 4; Part of Lots 12, 13, 14 and 15, Block 40, City of Parkville and Part of the Northwest Quarter of the Northeast Quarter of Section 35, Township 51 North, Range 34 West. Case No. PZ06-47.

Chairman McCormick deferred the floor to the Community Development Director. Mr. Ackerson stated that the applicant is requesting that the existing lots be replatted into a single lot for a residential home. The director summarized the staff analysis and stated that there were six issues identified by the City Engineer. The applicant has agreed to address these issues and provide the information requested at the time of the building permit application process.

Staff recommended approval subject to the following conditions:

- dedication of a total of 15 feet of utility easement along the existing sewer line (7.5 feet on each side of the line);
- dedication of an additional 5 feet of right-of-way on the south side of Elm Street; and
- that any remaining issues from the City Engineer's October 3, 2006 plan review memorandum be addressed prior to issuance of a building permit.

Chairman McCormick requested information from the applicant. Mr. Rob Young, R.L. Buford, representing the applicant declined to speak.

**Mr. Katerndahl motioned to approve the request for a proposed final plat (replat) of Lots 1, 2, 3 and 4, part of Lots 12, 13, 14, and 15, and Block 40, City of Parkville and part of the Northwest Quarter of the Northeast Quarter of Section 35, Township 51 North, Range 34 West, subject to staff recommendations and conditions from the Public Works Department. Mr. Richardson seconded the motion. By voice vote the motion passed 8-0. Item 4A will be forwarded to the Board of Aldermen at the October 17, 2006 meeting.**

Item 6B. Application for a final plat of the Parkville Commons 8<sup>th</sup> Plat, generally located at the southeast corner of Lewis Street and 63<sup>rd</sup> Street in the Parkville Commons, for River North Development, LLC. Case No. PZ06-42.

Chairman McCormick requested information from the Community Development Director. Mr. Ackerson stated that this request is for a final plat of the Parkville Commons 8<sup>th</sup> plat for River North Development. The plat consists of five lots, two tracts and right-of-way on 4.353 acres.

The preliminary plat was approved on March 11, 2003 subject to conditions that have been met. This final plat contains changes from the preliminary plat. The changes have been reviewed by staff and the city engineer and should be addressed as a condition of approval. Staff recommended approval subject to these conditions:

1. Tract O – tract N and its intent should be called out in the notes.
2. Easements – easement connecting the sanitary and storm sewer easements to the boxes.
3. Covenants and Restrictions – note clarifying that the plat is subject to covenants and restriction of Parkville Commons

4. Engineering – revisions as noted in Jay Norco's 10-5-06 plan review memo attached.

Chairman McCormick requested information from the applicant. Mr. Tony Borchers, River North Development, LLC, 10316 Tom Watson Parkway, Parkville, MO stated that they agreed with the staff reports and would comply with the staff recommendations and the engineers conditions.

**Mr. Richardson motioned to approve the request for a final plat of the Parkville Commons 8<sup>th</sup> Plat, generally located at the southeast corner of Lewis Street and 63<sup>rd</sup> Street in the Parkville Commons, for River North Development, LLL, subject to staff recommendations and the conditions from the City engineer. Mr. Ferguson seconded the motion. The motion passed 8-0. Item 6B will be forwarded to the Board of Aldermen at the October 17, 2006 meeting.**

Item 6C. Application for a final development plan for Buildings G3A, G3B, G4A, and G4B generally located at the southeast corner of Lewis Street and 63 <sup>rd</sup> Street in the Parkville Commons for River North Development, LLC. <i>Case No. PZ06-43</i>
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Chairman McCormick deferred the floor to staff. Mr. Ackerson, the Director of the Community Development Department stated that enclosed in the commissioner's packets was the application for Buildings G3A, G3B, G4A and G4B. He summarized his staff report and recommended revisions to the location map, lot lines and dimensions, proposed land uses, parking calculations, total proposed building area, ramp north of building G4A, dumpster screening, landscaping, lighting details, topography, and engineering.

Staff recommended approval subject to the following conditions:

- Determination that the appearance is consistent with the rest of Parkville Commons;
- Acceptance of the façade and screening details;
- Final approval of grading plans, utility plans construction documents, public improvements plans, stormwater management details and permits by the Public Works Department;
- Resolving of all other issues identified by staff, unless specifically recommended otherwise by the Planning Commission;
- Planning Commission and Board approval of a revised final development plan if any significant changes result from addressing the items above.

Concerns from the commissioners included parking for residents, landscaping plans that need to be reviewed and revised maintenance of the bioswale and screening of the dumpsters.

Mr. Tony Borchers, River North Development, 10316 Tom Watson Parkway, Parkville, stated his approval of this phase of the development. He stated his agreement with the staff analysis and answered concerns from the commissioners.

Chairman McCormick requested public comments concerning this request. No one responded.

**Mr. Ferguson motioned to approve the application for a final development plan for Buildings G3A, G3B, G4A and G4B generally located at the southeast corner of Lewis Street and 63<sup>rd</sup> Street in the Parkville Commons for River North Development, LLC, subject to staff recommendations and screening of the dumpsters. Dr. Brown seconded the motion. By voice vote the motion passed 8-0. Item 6C will be forwarded to the Board of Aldermen at the October 17, 2006 meeting.**

## **ITEM 7. OTHER BUSINESS**

Chairman McCormick read a press release from Mayor Dusenbery regarding a Town Hall meeting in the Boardroom of City Hall scheduled for Tuesday, October 17, 2006. The issue to be discussed is the BNSF second track proposal. Other issues that will be discussed at the Board of Aldermen meeting will be mine blasting concerns from Hunt Martin Materials and the additional power plant being proposed by KCBPU across the river.

Item 7A. Master plan work session (joint work session with Board of Aldermen and Planning Commission): Thursday November 2, 2006 at 6:30 p.m. in the Boardroom at City Hall.

Chairman McCormick reminded the commissioners of the rescheduled Master Plan meeting on Thursday November 2, 2006 at 6:30 p.m. in the Boardroom at City Hall.

Item 7B. Next Planning & Zoning Commission meeting Tuesday November 14, 2006 at 5:30 p.m. in the Boardroom at City Hall.

Item 7C. Upcoming Board of Aldermen meetings: Tuesday October 17, and Tuesday November 7, 2006 at 7:00 p.m.

Chairman McCormick announced the next Board of Aldermen meetings on Tuesday October 17 and Tuesday November 7, 2006 at 7:00 p.m. in the Boardroom at City Hall.

## **ITEM 8. ADJOURNMENT**

**Mr. Richardson motioned to adjourn the meeting. Mr. Ferguson seconded the motion. Motion passed 8-0.**

Meeting adjourned at 6:11 p.m.

Submitted by: \_\_\_\_\_  
Paula Puszczewicz, C.D. Admin. Assist.

*Information on these items is maintained at Parkville City Hall and is available for viewing during normal office hours. Planning 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 1201 East Street, Parkville, Missouri or by calling the Community Development Department at (816) 741-9313.*