Parkville Planning & Zoning Commission
October 13, 2009, 5:30 p.m.
City Hall Boardroom

Minutes

ITEM 1. CALL TO ORDER

Chairman Katerndahl called meeting to order at 5:30 p.m.

ITEM 2. ROLL CALL

Members present:
Dean Katerndahl, Chairman
Marvin Ferguson
Lonnie Scott
Keith Cary
Bob Lock
Judy McRuer, Vice Chairman
Bryant Lamer
Mike Nall
Pam Scott

Also present:
Sean Ackerson, AICP, Assistant City Administrator / Community Development Director
Tracy Sisney, Department Assistant
Approximately 10 audience members

ITEM 3. GENERAL BUSINESS

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

Chairman Katerndahl asked for a motion to approve the revised agenda as presented.

Commissioner Bryant moved to approve the agenda as published. Commissioner Lonnie Scott seconded. Motion passed 9-0.

Item 3(B) Approval of Planning & Zoning minutes from September 9, 2009 meeting.

Chairman Katerndahl asked for a motion to approve the Minutes as presented.

Alderman Ferguson moved to approve the minutes of the September 9, 2009 Planning and Zoning Commission meeting as published. Vice Chairman McRuer seconded. Motion passed 9-0.

ITEM 4. PUBLIC HEARING (all items have previously been tabled and will remain tabled until a motion to remove an item is passed. See comments following descriptions of each item)

Items 4(A) An amendment to Chapter 463, Section 463.060 to revise the regulation of temporary signs. *Case No. PZ09-05. Staff requests that this item remain tabled.*

Item remained tabled.

Items 4(B) An application to rezone all of Tract A and all of Lots 1, 2, 3, 4, 5 and 6, Bell Road Industrial Park, a subdivision in Parkville, Platte County, Missouri, containing 5.98 acres, more or less, from "B-2" General Business District to "B-4" Planned Business District. Said property is generally located at the southwest corner of 45 Highway and Bell Road in Parkville, MO. *Case No. PZ08-22. Previously tabled and will remain tabled until a motion to remove an item is passed. Staff requests that this item remain tabled.*

Item remained tabled.

Items 4(C) A proposed preliminary development plan for Parkville Market Place with item (B) above. Said preliminary development plan proposes approximately 45,000 square feet of retail and restaurant, 285 parking spaces and related amenities. *Case No. PZ08-23. Previously tabled and will remain tabled until a motion to remove an item is passed. Staff requests that this item remain tabled.*

Item remained tabled.

Items 4(D) Application to rezone parcels 20-7.0-26-100-002-023-000, 20-7.0-26-100-002-023-002, 20-7.0-26-100-002-024-000, 20-7.0-26-100-002-026-000, 20-7.0-26-100-002-027-000, 20-7.0-26-100-002-027-001, 20-7.0-26-400-002-001-000, 20-7.0-26-400-002-002-000, 20-7.0-26-400-002-003-000, 20-7.0-26-400-002-004-000, 20-7.0-26-400-002-027-000, and 20-7.0-26-400-002-032-000 containing approximately 37 acres generally located between Bell Rd and 9 Hwy south of the Platte County Community Center and north of Lakeview Dr from "R-1" Single-Family, "R-4" Multiple-family, "B-1" Neighborhood Commercial, and "B-2" General Commercial Districts to "TND" Traditional Neighborhood Design District, and to approve a concept plan / design manual for said property. *Case No. PZ08-18. Previously tabled. Will require removal from the table prior to discussion. The applicant intends to present the project for the benefit of new members and to identify expansion of the project which will be considered in November.*

It was moved by Commissioner Pam Scott to remove this item from the table for consideration. Alderman Ferguson seconded. Motion passed 9-0.

Director Ackerson presented a basic overview of the application to rezone to the "TND" Traditional Design Neighborhood District to allow mixed use development. He called attention to his staff report and submitted exhibits.

He stated that there are two primary considerations in this application; one being the rezoning to the TND and second, the required submittal of a design manual that goes hand-in-hand. In other words, in order to approve the rezoning, the Commission would also have to approve a design manual, which in essence becomes the guiding development document until final plans are approved.

In reviewing the zoning, staff looked at five primary matters for consideration previously used by the Commission as a guide. He added that the uses permitted in the existing zoning are generally consistent with those in the proposed TND district — single family, multi family and commercial zoning. The primary difference is the way those uses relate and the way they can be mixed, including vertical layering. Another difference is the ability to do a project like this on a multi-parcel approach as opposed to a site-by-site approach.

With regard to the existing character, staff has reviewed the plan and concluded that the proposed TND zoning in conjunction with the design manual would allow for development to significantly be in alignment with what is already approved for zoning. Ackerson added that there would be no gain in denying the application with regard to public safety, health and welfare. He stated that the two primary concerns were traffic and water runoff.

Regarding utilities, he stated that all utility entities had been contacted and indicated they had the capacity to provide needed services to the area.

He added that the proposed development was consistent with the Master Plan's land use and transportation objectives with interconnectivity with streets, especially, Bell Road and 9 Highway, as well as pedestrian and other transportation alternatives. In addition to transportation, the plan aligns well with open space preservation objectives. He added that the Design Manual and the Illustrative Plan were on point with the City's adopted Master Plan.

Ackerson said this plan does not conform to all the City's subdivision standards, regulations or engineering standards. He stated that with the adoption of the TND district, it was expected due to allowance of smaller street widths for example. Regarding streets, Ackerson stated the Fire Department was concerned with the narrow width of the streets and parking in said streets, as they expected it would be difficult to get around in an emergency situation. The Fire Department will require fire suppression (sprinklers) in all structures and homes served by the narrower roads. Ackerson stated that right now, it is not a requirement of the current building code, but that there is much discussion about it being a requirement in the near future. He stated that in addition to City approval, development required a certificate of occupancy from the Fire Department which per the Fire Department would not be issued without the sprinklers or conventional width streets.

The concept is also consistent with major run-off and water quality objectives. The plan proposes use of best management practices to treat the water onsite and then detain and release, not just for the development but the concept is designed so that they could actually over detain for the benefit of properties around it.

Ackerson summarized general points and considerations in the staff report. In conclusion, he recommended approval subject to:

- Completion and approval of traffic and stormwater studies as required by the Public Works Director and City Engineer prior to approval of a final development plan;
- Recording of the proposed cross access agreement which ensures access across individually owned properties, including access to the intersection of 9 Highway and Lakeview Drive through property currently outside the proposed plans;
- Adoption of final architectural and landscape details prior to or in conjunction with approval of a final development plans;
- Approval of all offsite improvements and required utility and service plans by jurisdiction of authority prior to or in conjunction with approval of a final development plans; and
- Any additional conditions deemed necessary by the Planning Commission and Board of Aldermen.

Director Ackerson stated that he did not add the sprinkler requirement in his recommendations, but would like to see it added with any other recommendations the Commission may have.

Commissioner Pam Scott asked if the Commission approves this as recommended, whether they applicant would be locked into sprinklers. She stated a concern for requiring them on the chance that some other solution could be reached with the Fire Department. Ackerson stated

that the Fire Department requested the requirement as a condition, and had stated that no occupancy would be issued with out the addition. Ackerson stated to that extent the sprinklers would be required one way or another.

Regarding modifications, Ackerson added that modifications could be made to a plan following approval. Changes would be subject to either approval of an oversight board or the Planning Commission, depending on whether they were substantial or not.

Commissioner Nall asked if housing built will be exactly as approved in the concept plan. He stated that he remembered from a prior meeting much discussion and concern about granny flats. He asked since it was just a conceptual plan will the developer have to come back with what the single family character will look like or will it be approved with the plan tonight. Director Ackerson stated that the concept serves as the guide. What is in the guide is what is being proposed, after it is approved, there are two phases. One, they have to engineer it to prove that the concept works. Secondly, they would have to come back with the final design. If approved as submitted, any changes to the concept or to the design manual thereafter would be approved by a Design Review Board if minor. If significant, the changes would have to come back to the Planning Commission for approval.

Ackerson reiterated that once the concept plan was accepted, a Design Review Board would be appointed in accordance with the TND regulations. The Board would be made up of Planning Commissioners, Board of Aldermen, developer representatives / architects and City of Parkville staff. Minor changes can be made by a unanimous consensus of this Board. If a unanimous decision is not reached, it would come back before the Planning Commission.

Ackerson stated the concept plan would be the guiding document. If the concept included granny flats, then they could be approved for final design. Commissioner Pam Scott asked if we do not want it that way, then we would not approve it with them as part of the plan. Chairman Katerndahl stated to all that this would be the Commission's last guarantee of what is and is not approved in the concept plan. Discussion ensued.

Commissioner Pam Scott asked if anyone knew what type of increase in residents Parkville would be looking at with this new development over how many residents reside in the area now. Ackerson said he does not know the density of people now, but it is low because there is not much on the development at the current time.

Mike Whitley, 8925 Clark Avenue, Parkville, applicant stated that currently the only change that has been made is they have added a set covenants and restrictions so that if the property should change hands, there is a legal, binding recording in place that would protect all of the people within the plan and at a minimum would keep the road plan but would hopefully keep the plan intact. Chairman Katerndahl asked if additional property had been added, as had been mentioned before. Mr. Whitley stated that Mr. Pat Kelly had spoken about his property being rezoned at the same time, but that he decided to do his own plan in the future. Mr. Whitley stated they had asked Mr. Kelly for a commitment to integrate his parcel into their road plan and he has agreed to that.

Director Ackerson clarified that the plan is greatly dependent on coordination amongst multiple property owners and access through properties that are not included in the plan. He added that the covenants and restrictions were necessary to protect access planned across multiple properties and prevent any future changes by either party.

Chairman Katerndahl asked the applicant if he could address some of the issues such as streets and fire department questions. Mr. Whitley stated that most of this is new to him but it is early on to predict what usage will be in the future. He added that there is room with parking on the street, but knew the fire trucks needed a large area in which to work. He added that by placing some of the restrictions such as fire suppression systems or by making the streets wider, it could also limit developers able to purchase this property and begin developing it. Commissioner Nall asked the applicant if as the land owner, the intent was to get the zoning changed in order to be able to market the property for a developer to purchase. Mr. Whitley stated that yes that was the plan. Commissioner Nall asked if that developer then could come back with an entirely different vision. Mr. Whitley said that could happen but hoped that as a 30 year resident of Parkville, he and his group have held workshops, a charrette and meetings and hopefully a clear vision of what to expect and what is wanted to connect this area with downtown Parkville.

Commissioner Nall asked if Mr. Whitley could address the question regarding the granny flats and if those were detached garages. Mr. Whitley stated that some granny flats were in the plan, but to remember that this plan was not for the whole city, but is an option, especially for single women and moms who would like to have the option of additional income or for parents who live in the home and their child returns home from college thus giving them someplace to live other than in the basement. Commissioner Nall asked if the current zoning allows for them in the first place. Director Ackerson stated there was nothing to allow them in general with the exception of these planned districts. Ackerson added that based on conversations with other metro communities there was limited demand for them, even with the ability to rent them due to the premium in constructing them. He added that we could see many of them with this plan or the Commission could set a ratio of how many or none at all. Commissioner Nall stated that he cannot see that working in Parkville except for upscale homes. He added that Kansas City offers much more in affordability as opposed to California where more granny flats are seen in order for people to afford their payments. Commissioner Nall would like to see it eliminated from the plan. Chairman Katerndahl added that he would like to see it stay in there, possibly with some restrictions on it, maybe allow a few and come back and reevaluate and see if it works or not. He would like to give the developer some flexibility. Director Ackerson added that there is no proposed distinction between ownership and rental in this plan. Discussion ensued.

Commissioner Nall inquired as to whether or not single and multi-family is off street parking provided or relying only on street parking for some of these units. Mr. Whitley stated that he believed there was off street parking provided for everything. Commissioner Nall said that Parkville is not exactly an urban environment and people would be expecting to put their car in the garage. Mr. Whitley agreed. Ackerson stated that the plans as submitted were dependant on on-street parking and that it appeared requiring off-street parking would require redesign. Discussion ensued.

Commissioner Nall stated he really liked how the trails were included and encouraged Mr. Whitley to do everything to encourage the developers to route the trails into downtown. He added that one of the advantages of having a denser development is to create foot traffic to downtown and the merchants and businesses.

Commissioner Lock stated his understanding was that the development would be approximately 10 acres commercial, 10 acres green space and 10 acres residential. He asked what type of commercial vision the plan calls for. Mr. Whitley responded with work/live spaces, specialty shops, and eateries with some office space. Commissioner Lock asked with regard to there being a mix of residential and rental, what type of price points on the rental/residential. Mr. Whitley stated that smaller would meet more needs and be more marketable, but added that some of the condominiums could be in the higher range. Mr. Whitley added that he did not

know the rental market very well but thought $600-$1,000. Director Ackerson interjected that most likely would not be known until the final development plans were developed and real costs estimates were prepared, market analysis was completed, etc. He said usually a premium is paid to live in a TND characterized area. Discussion ensued. Ackerson stated that in the long run, under the TND zoning, the Commission and the City will retain control over any changes.

Commissioner Pam Scott repeated her prior question from the last P&Z Meeting about giving more thought to the triangular mass of apartments/townhomes that is located in the center of the development which is inward turning right in the middle of a green space and stated it just still seems backwards to her. Mr. Whitley added that he has several different takes on that area because it's he and his wife's parcel. The big issue is road design. He reviewed the design details and concluded that it wasn't an easy fix. Discussion ensued.

Note: Vice Chairman McRuer excused herself at 6:40 p.m. (Note that McRuer had given prior notice of a conflicting engagement prior to the meeting).

Commissioner Nall stated that if this area is going to be row houses, it is hard to picture where the garages would be and that it looks like they would have to be underneath. Nall said one of the required items should be off street parking. Director Ackerson stated that in the back of the concept plan, where road design is located, shows parking underneath the backside of those buildings in combination with on street parking around them. Discussion ensued regarding desires for on- versus off-street parking.

Seeing no further questions for the applicant from the Commission; Chairman Katerndahl opened the public hearing.

Harry Sievers, 6508 NW Melody Lane, Parkville, stated that one item not covered has been storm runoff. He added that he has been a resident for 30 years and in the past, downtown has not had much of a problem with runoff, but now, since the Commons area, there have been many problems. Since this area has always been unpaved, when they pave it over, he is concerned with additional problems that can be created. He asked if there was adequate planning, and whether additional retention ponds should be added. He stated that there have been many problems in the past with rain and storm runoff and the taxpayers end up paying for it. He stated that Parkville has enough infrastructure repairs now, that they cannot afford to repair future problems due to inadequate design. He added that the developers should be held accountable for any future problems.

Chairman Katerndahl asked for a briefing on the concept for stormwater management. Mr. Whitley added that certified engineers were partly responsible for this plan, that it was scientific in nature. He added that there were underground storage tanks for stormwater input with small stormwater output. He said it was an engineered plan, but it was not a formalized plan.

Sievers stated that tax payer money should not have to pay for these types of problems. Chairman Katerndahl agreed and stated that this was only a preliminary plan and that once preliminary development began, an actual water study would be completed by an engineering firm. Ackerson added that the requirement will be that the plan is formally studied and conforms to formally adopted Stormwater Management requirements and accepted engineering practices.

Commissioner Pam Scott asked Director Ackerson if there was a problem with stormwater runoff from the Commons that was causing further issues in downtown Parkville. Ackerson answered that this was not the forum for the discussion. He added that you could ask 10 different people and get 10 different answers. He said there were some very strong opinions that there were no problems prior to development and strong opinions that water has historically

been a problem, strong opinions that downtown is at the bottom of a watershed and that the problems have been a culmination of everyone north of us. Commissioner Scott added that no matter how well planned, nothing is ever designed to a 500-year flood. She said that we have to manage our expectations and that this Commission could not stop Parkville from ever being flooded again. Ackerson added that Parkville is seeing stormwater problems all over, not just downtown. Mr. Sievers added that he would like to be sure it is considered in the future.

Hearing no further public comment, Chairman Katerndahl closed the public hearing.

Commissioner Pam Scott asked Director Ackerson how many conditions can be put on the approval. Ackerson stated there is no limit, whatever the Commission feels is appropriate.

Commissioner Nall added that in his opinion he thought that two items needed further investigation if it was not going to be voted on this evening. First, is parking information for all of the units. Second, would be to add formally to complete the plan so that it is tied into the trails so there is easy access into downtown.

Chairman Katerndahl suggested that before voting on the TND plan, the Commission vote on whether or not to put them in as conditions to the plan.

Ackerson added that with regard to the parking, the plan as designed is reliant upon both on- and off-street parking in order to meet its capacity. Chairman Katerndahl asked if that was part of the concept in order to slow down the traffic. Ackerson stated yes. Commissioner Nall added that you could still have on street parking allowed but for every residential unit there should be a garage. He does not believe that people in Kansas City will approve of a unit without a garage. He added that it may be in the plan, but no one really seems to know. Chairman Katerndahl asked the applicant if all these units relied on off street parking, if none of them had their own parking. Mr. Whitley replied that it was his understanding that each unit had its own parking. Katerndahl added that the idea was not for them to have to park and walk several blocks to their homes. Commissioner Lamer asked Director Ackerson if the TND concept assumes that every single family home or every residence is expected to have parking as part of the plan. Ackerson stated that they will have parking, but being enclosed is not a requirement. Lamer said that it depends on what is trying to be sold. The notion of the TND has worked across the U.S. with off street parking being a common element. Katerndahl stated that if we undermine too many aspects of the TND, then there is no TND and we just go back to conventional zoning. Discussion ensued. Commissioner Lonnie Scott added that too much attention was being given to minor details and felt they were there to vote on the concept. Alderman Ferguson concurred.

Commissioner Nall added that he would like to see the elimination of the granny flats, because he believes it's an unproven concept in Kansas City and he does not want to see that as a risk for Parkville. Commissioner Lamer asked Ackerson if these were designed as garages with the flat on top, and stated that as he understood it, the current City regulations did not allow for that. Ackerson stated that as proposed, it would be allowed for this district, but that it is not allowed for Parkville's single conventional homes unless it's approved as a conditional use permit.

Chairman Katerndahl asked if there were any other questions before asking for a motion to vote on the 3 potential conditions being discussed. The items being the trails, granny flats and on/off site parking.

Director Ackerson asks for clarification with respect to the trails being connected to downtown. He asked if they intend to make it the responsibility of the developer to build a trail to the nearest sidewalk, or simply design and build a connection to the extent of their property. He stated the later would be more appropriate. Chairman Katerndahl said they would need to show how it would connect to a larger City trail system, not expect the developer to build the trail beyond the property but show how it would be able to connect to Main Street.

Commissioner Lamer moved to make a condition of the approval of the Concept Plan subject to showing a conceptual connection of the Trail System to Main Street. Alderman Ferguson seconded. Motion passed 8-0.

Commissioner Nall moved to make a condition of the approval of the Concept Plan subject to every residential unit has to meet the current City standard of having its own off street parking. Alderman Ferguson seconded.

By voice vote: Commissioner Lock-**Nay,** Alderman Ferguson-**Aye,** Commissioner Lonnie Scott-**Nay,** Commissioner Lamer-**Nay,** Chairman Katerndahl-**Nay,** Commissioner Pam Scott-**Aye,** Commissioner Nall-**Aye,** Commissioner Cary-**Nay. Motion Failed 5-3.**

Commissioner Nall moved to make a condition of the approval of the Concept Plan subject to the elimination of Granny Flats in the current concept as presented. Alderman Ferguson seconded.

By voice vote: Commissioner Lock-**Nay,** Alderman Ferguson-**Aye,** Commissioner Lonnie Scott-**Nay,** Commissioner Lamer-**Nay,** Chairman Katerndahl-**Nay,** Commissioner Pam Scott-**Aye,** Commissioner Nall-**Aye,** Commissioner Cary-**Nay. Motion Failed 5-3.**

Chairman Katerndahl asked if the Commission were now prepared to vote on the Concept Plan. Commissioner Pam Scott asked how far out the traffic study would go in the area as a requirement to be studied. She suggested that Bell Road at both ends and all the way through to The Bluffs and up to 45 Highway and 9 Highway all the way down past the post office and across the bridge will be impacted by the increase in density of this property and would like all of this area to be included in the traffic study. Ackerson stated that he cannot provide definitive boundaries on where they will take place, but adds that with the traffic studies, for other developments, they take in not just the abutting properties, but well beyond. He added that if this Commission would like this much included they could make it part of a condition approval of this concept plan.

Commissioner Pam Scott moved to make a condition of the approval of the Concept Plan subject to the Traffic Study include the full length of Bell Road between 45 Highway and FF Highway and Highway 9 between 45 Highway and the entrance to Park College (at the light). Alderman Ferguson seconded. Motion passed 8-0.

Commissioner Pam Scott moved to approve the Concept Plan and Design Manual subject to Staff recommendations and the above mentioned motions approved by the Commission to the Board of Aldermen. Commissioner Lamer seconded. Motion passed 7-1 with Commissioner Nall voting against.

Items 4(E) Application to rezone four tracts as follows: 39.7 acres, 2.79 acres and 4.8 acres, all more or less, from County "AG" Agriculture District to "B-2" General Business District; and 43.9 acres from County "AG" Agriculture to "R-4" Multifamily Residential District. Said property is generally located north of River Road, west of Thousand Oaks and east of Brush Creek. *Case No. PZ09-11. No action will be taken due to the applicant's request that the item remain tabled. This item will be rescheduled for a subsequent meeting.*

Director Ackerson stated that applicant had made prior application and then withdrew it. He added that the applicant is reapplying. He stated that the applicant phoned this afternoon requesting this item remain tabled due to a personal matter.

ITEM 5. REGULAR BUSINESS

Item 5(A) Application for a change of use and exterior modifications of 30 Mill Street located in the Old Town District. *Parkville Children's Cottage. Case No. PZ09-16.*

Chairman Katerndahl deferred to Director Ackerson for a staff report. Ackerson summarized the proposed change in use at 30 Mill Street. He stated that the "driveway" to Piropo's and this address is actually First Street public right-of-way. The County Assessor's maps were in error in showing the paved area as private property. This means that the building has frontage on First Street.

Ackerson stated that the applicants are asking for a change in use from office to a Montessori Preschool. In addition to the change in use, they are also asking for exterior modifications, including fencing off an outdoor space on the south side of the structure and the potential future construction of a deck/patio within the fenced area. The improvements are proposed to meet the open space requirement for the school with the patio potentially providing a flat work / gathering space.

He state that the OTD zoning district does allow for Montessori Preschools. He commented on parking stating that the schools hours did not generally conflict with the Piropo's restaurant use.

Ackerson stated that preservation of character was one of the major objectives for the OTD area. While the structure would fall into this category by age, the appearance of the current building would not be considered historic. He added that there was a preservation survey completed in 1994 and it concluded that the building was old, but it had been so modified, that it was not of historic significance. It had been further modified from its historic character since the survey. The proposed improvements would not improve or make worse the condition.

Ackerson stated that there is a prohibition of liquor sales within 300 feet of a school, but the proposed Montessori use does not fall within the definition of school as it pertains to the liquor laws. If it had the use would not affect any uses currently approved for liquor service.

Staff recommended approval of the application, as proposed, subject to obtaining all necessary State and County permits, approval of interior building modifications, by staff and the Fire Marshall, final approval of all fencing materials and permits and deck details, if pursued.

Chairman Katerndahl asked for any questions from the Commission. Commissioner Pam Scott stated that she does not see any type of plans the deck. Ackerson answered that there is only a concept for it and that per the applicants it was proposed by the property owner as a suggested future addition. The applicants have not yet decided if they want to pursue it. It is proposed with this application in order to give the flexibility so that the applicants will not have to make a

different application and come back before the Commission at a later date. He said you could defer that to staff for review in the event that the applicant's decide to expand the deck.

Applicants, Sarah Brook, 8225 NW Twin Oaks, Kansas City and Sarah Garibaldi, 11113 NW 55th, Parkville, explained that the deck was part of the original concept that the owner proposed to them when they stated the would like a nice outdoor space. They provided a drawing of a 15' by 15' deck, which would actually be on the lower level or the basement level. Since then, they have decided to go with a fenced area with the fencing that would match the Piropo's wrought iron sign that is currently in place, will add hand rails coming down the steps, and added that it will be more of a non-traditional place space with a small garden/flower area for the children for an outdoor area that does fit the safety standards for the school, city and state.

They explained that their program is divided into an a.m. and a p.m. session, so the days are shorter. It is not a day care program. It is an academic, Montessori preschool and they are trying to build a community connected atmosphere.

In addition, Ms. Brook added that there are 22 parking spaces that have been offered to them, on the lower level, which is in close proximity to their building. One is wheelchair accessible; two will be 15 minute parking spots, with the rest being for staff and family members who are there for longer periods of time. She added that there was an island in the center of the parking lot for easy in and out. Chairman Katerndahl asked if that was a shared parking with Piropo's. Ms. Garibaldi stated that yes it was, but their program ended at 3:30 and Piropo's did not open until later, so there would not be a conflict. She said that they would have 12 children in the morning and 12 in the afternoon so did not anticipate and over laps, or heavy periods of traffic.

Hearing no further questions from the Commission, Chairman Katerndahl opened the hearing to the public. Seeing no one from the public, Katerndahl closed the public hearing.

It was moved by Commissioner Lamer to approve the application for a change of use and exterior modifications of 30 Mill Street. Commissioner Lonnie Scott seconded. Motion passed 8-0.

Item 5(B) Application for a change in a previously approved preliminary development plan in a "B-4" District. *APEX Plaza. Case No. PZ09-13A. The applicant has requested that this item be tabled.*

Item remained tabled

Item 5(C) Application for a final development plan for Christian Brothers on Lot 2A of APEX Plaza. Christian Brothers Automotive. *Case No. PZ09-13B. The applicant has requested that this item be tabled.*

Item remained tabled

Item 5(D) Application for a final plat of Lot 2A of APEX Plaza. Christian Brothers Automotive. *Case No. PZ09-14. The applicant has requested that this item be tabled.*

Item remained tabled

ITEM 6. UNFINISHED BUSINESS

None

ITEM 7. OTHER BUSINESS

A. Chairman Katerndahl announced the dates of the next Planning & Zoning Commission meetings, along with the Board of Aldermen's future schedule.

ITEM 8. ADJOURNMENT

Commissioner Lonnie Scott moved to adjourn. Commissioner Lamer seconded. Motion to adjourn passed 8-0.

Meeting adjourned at 7:48 p.m.

Submitted by: _____ 10-26-09
Tracy Sisney Date
Department Assistant

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 8880 Clark Avenue, Parkville, or by calling the Community Development Department at (816) 741-7676.