

**Parkville Planning & Zoning Commission
Tuesday, October 9, 2007, 5:30 p.m.
City Hall Boardroom**

Minutes

ITEM 1. CALL TO ORDER

Chairman McCormick called meeting to order at 5:30 pm

ITEM 2. ROLL CALL

Members present:

Chairman Al McCormick
Harold Brown
Marvin Ferguson
Bryant Lamer

Judy McRuer
Dean Katerndahl
Greg Knauer
John Haggard

Also present:

Sean Ackerson, Community Development Director

ITEM 3. GENERAL BUSINESS

Item 3(A) Approve Planning & Zoning Commission meeting agenda.

Chairman McCormick moved to accept the agenda as proposed. Commissioner Ferguson seconded the motion. Motion passed 8-0. Chairman McCormick added that immediately after the minutes he has a brief announcement to make.

Item 3(B) Approval of the September 11, 2007 meeting minutes

Vice Chairman Ferguson moved to approve the September 11, 2007 minutes as submitted. Commissioner Brown seconded the motion. Motion passed 8-0.

Item 3(C) Announcement

Chairman McCormick noted that each member had in front of them a very attractive coffee mug filled with various items. Chairman McCormick noted a thank you to the Board of Aldermen and Director Ackerson for this recognition of the Planning Commission.

ITEM 4. PUBLIC HEARING

None. No action taken.

ITEM 5. UNFINISHED BUSINESS

None. No action taken.

ITEM 6. REGULAR BUSINESS

Item 6(A) Application for the final development plan of the Townhomes at the National.

Chairman McCormick deferred to staff for a report. Director Ackerson stated that the Commission had a number of exhibits before them and also reminded the Commission that this had been brought before them many times in the past, but more recently this year in the form of a preliminary plan that was approved by both the Board and the Planning Commission. What was before the Commission now was the Final Development Plan of the First Phase. Exhibits included:

- A. Typical Elevation of Units,
- B. Driveway Configurations,
- C. Architectural Character Photos,
- D. Landscape Details.

Generally, this phase includes 19 lots, including 68 townhome units that are clustered into 2,3 and 4 unit buildings and includes 3 common open spaces, the largest of which is the area to the northwest which is the detention area, which is being proposed as a functional detention area but also as an amenity for the good views as well as circulation of the property.

The preliminary plan was approved with 25 lots and 92 units. The plan submitted only accounts for a portion of the original approval. The remainder of the site will be proposed at a later date as Phase Two. Director Ackerson explained that staff had reviewed the application against the previously approved preliminary plans and the conditions of that approval, the zoning code, specifically the R-5 regulations and the National CUP and recommended approval with the following conditions:

- Provision of the Covenant Restriction,
- Staff Approval of buffering the Final Public Works approval,
- Final Landscape Plan approval,
- Final Lighting Plan approval,
- Any additional conditions that the Planning Board deems appropriate.

Chairman McCormick asked if 6A and 6B should be put to a vote at the same time and Director Ackerson suggests that he be allowed to give a brief presentation of 6B then have the applicant address the Board.

Director Ackerson states the only difference between 6A and 6B is that 6B is the plat and the actual document that creates the lots, dedicates easements and rights-of-way. He states that the staff has come to the same conclusion to approve 6B with two conditions:

- Submittal of Covenant Restrictions,
- Public Works approval.

Chairman McCormick called for questions of staff before the applicant comes forward. Seeing no questions, he called on the applicant to make a presentation.

Tony Borchers and Jim Allen with J3 Pandi, LLC stated that they did not have a formal presentation but that they did have one item that was not included in the packets. A loose architectural rendering of a streetscape of the connection between National Drive and Bell Road was distributed. They concurred with staff's comments and ask if they could answer any questions.

Commissioner McRuer questioned the Louisiana prefinish shingle siding and asked whether or not it is a wood siding. The applicant stated that it is a "hardy" type siding that costs a bit more but has a longer guarantee on the finish so that the maintenance costs would be less.

Chairman McCormick called for questions from the Public. There were none.

Chairman McCormick proposed that items 6A and 6B be approved and forwarded to the Board of Aldermen. **Vice Chairman Ferguson moved that both applications (final development plan and final plat) be passed subject to staff recommended conditions. Commissioner Brown seconded the motion. Motion passed 8-0.**

Item 6(B) Application for the final plat of the Townhomes at the National.

Approved in conjunction with 6A. See above.

Item 6(C) Application for the final plat of Cider Mill Farms at the National.

Chairman McCormick deferred to staff. Director Ackerson stated that this was previously submitted as the 16th plat and was approved by the Commission in February 2007 with 57 residential lots and 8 open space tracts on 32.8 acres. Since that time it had been broken into 2 separate projects.

The first is Cider Mill Farms that contains 29 residential lots and increased open space tracts around the new Barn Hill Road. What is left is a subsequent plat is the area southwest of Cider Mill Court that is to be part of a future plat or development phase. The plat is subject to the Community Unit Plan that was approved for the National Golf Club. The site is zoned R-2 CUP. With the new plan, they are proposing a couple exceptions to the underlying R-2 regulations. Specifically, to the front and street yard setback and to the lot width. Mr. Ackerson stated that these exceptions could be approved as part of the plat approval.

The proposed subdivision will be subject to Covenants and Restrictions that include requirements for maintenance and private open space tracts. Ackerson also noted that the owners had dedicated cash in lieu of private parkland as part of the overall development.

Director Ackerson stated that staff concluded that the plat is consistent with the previously approved 16th Plat as well as the previously approved Community Unit Plan. He said that there were a couple of remaining issues, such as offsite sewer easement dedication as well as the Covenants and Restrictions of the overall National. These should be conditions of approval.

In closing, Director Ackerson recommended approval with those conditions set out in the staff report. Chairman McCormick then called for questions of staff. The Commission discussed consistency with phase two. They stated a preference to have the same theme prevalent throughout both projects. The applicants Tony Borchers and Jim Allen stated that it will continue to be the same type of development.

Mr. Allen stated that he would like the Commission to know that he is requesting some time at the next meeting to fill the Board in on where he sees the future of the National Golf Club heading. Chairman McCormick asked Mr. Allen if he would like that in a voting capacity or a workshop capacity. Mr. Allen states that they would like the possibility of a vote.

Chairman McCormick then called for public discussion. There were no questions or comments.

Vice Chairman Ferguson moved to approve the application for the Final Plat of Cider Mill Farms at the National subject to staff recommended conditions. Commissioner Katerndahl seconded the Motion. Motion Passed 8-0.

Item 6(D) Application for a revised site plan for the Copley Residential Quad (Dorms) Phase 1.

Mr. Ackerson stated the Commission had previously seen the plan. The Commission approved a prior versions in August 2007. It included a three-component building – two wings connected by a central corridor. At the time approval was given, the building design “stepped down” the hillside. What is proposed now is a similar building that does not step down the hillside. They have pulled the lower level back up the hillside, so that it fits within the footprint of the existing parking lot. In doing so, it is a more consistent four-story building. This application requires Planning Commission approval only. It does not go before the Board.

Staff reviewed the new information against the previous application an determined that the proposed plan was consistent with what was approved before. Staff noted that it was a rare to have a modified plan come back before the Commission with less of an impact than before. Staff recommended the same conditions of approval from August 2007.

There being no questions from the Board, the applicant was invited to come forward at this time. Mr. Roger Hershey, Vice President and General Counsel at Park University, Paul Gault, Special Assistant to the President at Park and owners Rep on the project, and John Poston with Ellerbe Becket, Project Architect, asked that the application be accepted with the remaining conditions set forth on the prior approval.

Chairman McCormick asked if anyone from the public had any questions at this time. There were no questions.

Commissioner Katerndahl moved to approve the revised plan subject to staff recommended conditions. Commissioner Brown seconded. Motion passed 8-0.

ITEM 7. OTHER BUSINESS

Item 7(A) Election of 2007-2008 Planning and Zoning Commission Officers

Chairman McCormick announced at this time that he was accepting nominations for Chairman for Parkville Planning and Zoning. Commissioner Ferguson nominated Al McCormick for Chairman. Commissioner McRuer seconded. **Seeing no further nominations, Chairman McCormick moved to accept himself as Chairman by acclimation. Seconded by Commissioner Ferguson. Motion passed 8-0.**

Chairman McCormick opened the floor to nominations for Vice Chairman of the Parkville Planning and Zoning Commission. Nominations include Marvin Ferguson and Dean Katerndahl. There being two nominations, the Commission then put it to a paper vote. The first vote resulted in a 4-4 tie. The second vote also results in a tie. **Seeing no resolve, Chairman McCormick moved to table the Election until a later date in hopes that a ninth member of the Commission would be appointed to break the tie. Commission Ferguson seconded. Motion passed 8-0.**

Item 7(B) Master Plan Update

Director Ackerson discussed an upcoming open house scheduled for November 19, 2007. He explained that the intent of the open house was to allow the public to touch, feel and confirm that the objectives developed over the last couple of years are still relevant. He stated that another joint workshop meeting should be scheduled to provide an opportunity to present a draft plan to a joint committee before bringing it to the Planning Commission for formal adoption. He summarized the adoption process including a required public hearing prior to adoption by the Commission.

There were no questions following Director Ackerson's brief presentation. No action was taken.

Item 7(C) Upcoming meetings

Chairman McCormick called attention to the next meeting on November 13, 2007. No action taken.

ITEM 8. ADJOURNMENT

Chairman McCormick moved to adjourn the Planning and Zoning Commission meeting of October 9, 2007. Commissioner Brown seconded. Motion passed 8-0.

Meeting adjourned at 6:18 p.m.

Submitted by: _____ Date _____
Tracy Sisney, Community Development 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.