

**Parkville Planning & Zoning Commission
Tuesday, February 13, 2007, 5:30 p.m.
City Hall Boardroom**

Minutes

ITEM 1. CALL TO ORDER

Vice Chairman Marvin Ferguson called the meeting to order at 5:30 p.m.

ITEM 2. ROLL CALL

Members present:

Dr. Harold Brown
Marvin Ferguson
John Haggard
Gerry Richardson

Jim Sfetko
Greg Knauer
Dean Katerndahl

Members absent with prior notice:

Chairman Al McCormick

Also present:

Sean Ackerson, Community Development Director
8 persons in the audience

ITEM 3. GENERAL BUSINESS

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

Commissioner Brown motioned to approve the agenda as published. Commissioner Haggard seconded the motion. By voice vote the motion passed 7-0.

Item 3(B) Approval of the minutes from the January 16, 2007 Special Planning Commission meeting.

Commissioner Brown motioned to approve the minutes of the January 16, 2007 special Planning & Zoning meeting as published. Commissioner Haggard seconded the motion. By voice vote the motion passed 7-0.

ITEM 4. PUBLIC HEARING

Item 4(A) Public hearing for a request to amend the Community Unit Plan for the Riss Lake Subdivision to allow a reduced side-yard setback for Lot 539 of the 10th Plat, generally known as 8128 Forest Park Drive. *Case No. PZ06-52.*

Planning Director Sean Ackerson summarized the application and staff summary. Following the overview, staff recommended approval of the application as submitted.

Questions from the Planning Commission included the proximity of the retaining wall to the property line, impacts to abutting neighbors, and whether.

Commissioner Richardson motioned to recommend approval of the request to amend the Community Unit Plan for the Riss Lake Subdivision to allow a reduced side-yard setback for Lot 539 of the 10th Plat as submitted. Commissioner Sfetko seconded the motion. By voice vote the motion passed 7-0.

Item 4(B) Public hearing for a request to rezone 67.50 acres located at the southwest corner of 45 Hwy and I-435 from county zoning “BP” Business Park and “AG” Agriculture Districts, to Parkville City zoning “BP” Business Park District for Vertical Ventures, III. *Case No. PZ06-29.*

Development Director Ackerson summarized the application, and recommended discussion in conjunction with the preliminary plan and preliminary plat (Items 6B and 6C) as they were all related.

The applicant’s representatives Mr. Jim Bowers of White Goss Bowers (4510 Brick View, Kansas City, Missouri) and Rick Kuhl of WSKF Architects, Inc. (110 Armor Road, North Kansas City, Missouri) summarized all three applications and how they fit into the applicants overall plans for development of the area. Key elements noted included existing zoning, anticipated land uses, existing site features, and the proposed development layout, circulation, site features, and design elements. Mr. Kuhl clarified that the application proposed the worst-case scenario.

Questions from the Commission included what changes had been made since the last presentation, the extent of truck traffic planned, why the intent of BP district was not met, why the buildings planned to the south were significantly different than those on the north. Concerns expressed by the Commission included the extent of truck traffic, lack of variety, overall character, character of the buildings proposed, impact on surrounding development, lack of vision, focus on the existing building character, industrial character, and lack of existing resource preservation. Overall the Commission noted that they did not think the development was appropriate as proposed, that prior concerns raised had not been addressed, and the intent of the proposed B-P district had not been met.

Vice Chairman McCormick opened the public hearing at 6:20 p.m.

Commissioner Richardson noted that the application had not been removed from the table. Commissioner Brown moved to remove consideration of the zoning from the table (previously tabled at the Tuesday November 14, 2006 Commission meeting). The motion was approved 7 to 0.

Kathy Corbett (PO Box 126, Edgemont, South Dakota) and Vicki Archer (1315 E. Wesley Ave, Denver, Colorado) who own abutting property to the south of the proposed application spoke in opposition of the application. Shomari Benton of Lathrop and Gage L.C. (2345 Grand Ave, Kansas City, Missouri) representing Ms. Corbett and Ms. Archer spoke in opposition. Rodney Vandermillion (7603 Fawn, Parkville, Missouri), and Karen Salsbury of the Land Source (112 W 9th Street, Suite 305, Kansas City, Missouri) also spoke in opposition. General opposition included...

5. UNFINISHED BUSINESS

No business.

6. REGULAR BUSINESS

Item 6(A) Application for the National Sixteenth Plat, a final plat /final development plan for the National Golf Club Community Unit Plan (CUP). *Case No. PZ07-01.*

Item 6(B) Application for a preliminary development plan for 67.50 acres located at the southwest corner of 45 Hwy and I-435 for Vertical Ventures, III developer. *Case No. PZ06-51.*

Item 6(C) Application for a preliminary plat for 67.50 acres located at the southwest corner of 45 Hwy and I-435 for Vertical Ventures, III developer. *Case No. PZ06-53.*

C. Application for a preliminary plat for 67.50 acres located at the southwest corner of 45 Hwy and I-435 for Vertical Ventures, III developer. *Case No. PZ06-53. See also rezoning and preliminary site plan requests, Item 4B & 6B. Unless made a condition of approval, no Board action is required on this item.*

ITEM 8. ADJOURNMENT

Vice Chairman Marvin Ferguson motioned to adjourn the meeting. Mr. Katerndahl seconded the motion. By voice vote the motion passed unanimously 7- 0.

Meeting adjourned at 7:45 p.m.

Submitted by: _____
Sean Ackerson, Com. Dev. Director.

Date

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, or by calling the Community Development Department at (816) 741-9313.