

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

**Minutes**

**ITEM 1. CALL TO ORDER**

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

**ITEM 2. ROLL CALL**

Members present:

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

Members absent with prior notice:

Marvin Ferguson

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.

**Dr. Brown moved to approve the agenda as printed and distributed. Mr. Haggard seconded the motion. By voice vote the motion passed 7-0.**

Item 3(B) Approval of minutes from the February 13, 2007 Planning Commission meeting.

Chairman McCormick stated that staff request this item be tabled as the minutes are not complete as of the time of the meeting.

**Chairman McCormick moved to table approval of the minutes until they are complete. Dr. Brown seconded the motion. By voice vote the motion passed 8-0.**

**ITEM 4. PUBLIC HEARING**

Item 4(A) 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.

**Chairman McCormick moved to table consideration of this item until the April meeting. Dr. Brown seconded the motion. By voice vote the motion passed 8-0.**

**ITEM 5. UNFINISHED BUSINESS**

No business.

**ITEM 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).

**Chairman McCormick moved to table consideration of this item until the April meeting. Mr. Sfetko seconded the motion. By voice vote the motion passed 8-0.**

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.

**Chairman McCormick moved to table consideration of this item until the April meeting. Dr. Brown seconded the motion. By voice vote the motion passed 8-0.**

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.

**Chairman McCormick moved to table consideration of this item until the April meeting. Dr. Brown seconded the motion. By voice vote the motion passed 8-0.**

**ITEM 7. OTHER BUSINESS**

Item 7(A) Discuss potential special work session date.

Sean Ackerson, Community Development Director, stated that the applicants for Vertical Ventures III wanted to hold a special meeting to review concepts for redesign with the Planning Commission. The Commission questioned whether they were actually redesigning the plans or just tweaking them. They discussed their disappointment in the outcome of the prior meeting, and the fact that the applicants didn't take any of their comments into consideration. Chairman McCormick suggested a steering committee meeting rather than a special meeting.

The Commission discussed whether changes to the "B-P" Business Park District is necessary to quantify the expected mix of uses, and clarify other basic expectations. The Commission discussed their concern with the "B-P" district being used to develop conventional industrial development as opposed to a business park that entails more character and amenities.

**No action was taken.**

Item 7(B) Work session following meeting.

Mr. Ackerson stated that following the meeting Roger Hershey with Park University would be discussing the University's adopted Master Plan and steps for implementation. Mr. Ackerson also mentioned that owners of property between 9 Highway and Bell Road south of the Community Center might also be present to discuss progress on their pursuit of redevelopment.

**No action was taken.**

Item 7(C) Upcoming meetings.

Chairman McCormick identified upcoming meetings including the next Planning Commission meeting to be held Tuesday, April 10, 2007 at 5:30 p.m., and the next Board of Aldermen meetings to be held Tuesday, March 27 (rescheduled from March 20) and Tuesday, April 3, 2007 at 7:00 p.m.

Mr. Katerndahl asked about the status on the Master Plan. Mr. Ackerson stated that he had agreed to have a draft prepared for consideration this spring.

**No action was taken.**

#### **ITEM 8. ADJOURNMENT**

**Chairman McCormick moved to adjourn the meeting. Mr. Brown seconded the motion. By voice vote the motion passed unanimously 8-0.**

The meeting adjourned at 6:07 p.m.

Submitted by: \_\_\_\_\_  
Sean Ackerson, Community Development 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.*