

Parkville Planning & Zoning Commission
Tuesday April 11, 2006
City Hall Boardroom

Minutes

ITEM 1. CALL TO ORDER

Chairman McCormick called the meeting to order at 5:32 p.m.

ITEM 2. ROLL CALL

Members present:

Dr. Harold Brown
Marvin Ferguson
Jim Sfetko
Gerry Richardson
Nancy Jack
John Haggard
Gary Stumbo
Greg Knauer
Chairman Al McCormick

Also present:

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

ITEM 3. GENERAL BUSINESS

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

Dr. Brown motioned to approve the Planning & Zoning Commission agenda for April 11, 2006 as printed and distributed. Mr. Ferguson seconded the motion. By voice vote the motion passed 9-0.

Item 3(B) Approve minutes from the March 14, 2006 Planning & Zoning Commission meeting and the April 4, 2006 special meeting of the Planning & Zoning Commission.

Mr. Ferguson motioned to approve the minutes from the March 14, 2006 Planning & Zoning Commission meeting as printed and distributed. Dr. Brown seconded the motion. By voice vote the motion carried 9-0.

Mr. Ferguson motioned to approve the minutes from the April 4, 2006 special meeting of the Planning & Zoning Commission as printed and distributed. Dr. Brown seconded the motion. By voice vote the motion carried 9-0.

ITEM 4. PUBLIC HEARING

Item 4A. Request to rezone 75.19 acres ½ mile south of 45 Highway on the west side of Brink Myer Road from county zoning "AG" Agricultural District to City zoning "R-4 CUP" Multiple-Family Residential Community Unit Plan by Peridian Group, consultants representing DBH Development, Inc., developer. *Case No. PZ06-13 The applicant has requested that this item be tabled.*

Chairman McCormick motioned to table Item 4A until an April 26, 2006 special meeting to be held at 5:30 p.m. in the Boardroom at Parkville City Hall. Mr. Ferguson seconded the motion. By voice vote the motion passed 9-0.

Item 4B. A request to consider a preliminary development plan for single family houses, condominiums, row houses and apartments on 75.19 acres located ½ mile south of 45 Highway on the west side of Brink Myer Road by Peridian Group, consultants, representing DBH Development, Inc., developer. *Case No. PZ06-14 The applicant has requested that this item be tabled.*

Chairman McCormick motioned to table item 4B until an April 26, 2006 special meeting to be held at 5:30 p.m. in the Boardroom at Parkville City Hall. Dr. Brown seconded the motion. By voice vote the motion passed 9-0.

Item 4C A request to rezone a 1.29 acre tract from "B-4" Planned Business District for a shopping center to "B-4" Planned District, for a bank, by Farley State Bank, owner. *Case No. PZ06-18 The applicant has requested that this item be tabled.*

Chairman McCormick motioned to table Item 4C until an April 26, 2006 special meeting to be held at 5:30 p.m. in the Boardroom at Parkville City Hall. Ms. Jack seconded the motion. By voice vote the motion passed 9-0.

Item 4D A request for preliminary plan approval for a Bank in a "B-4" zoning district, by Farley State Bank, owner. *Case No. PZ06-23 The applicant has requested that this item be tabled.*

Chairman McCormick motioned to table Item 4D until an April 26, 2006 special meeting to be held at 5:30 p.m. in the Boardroom at Parkville City Hall. Dr. Brown seconded the motion. By voice vote the motion carried 9-0.

ITEM 5. UNFINISHED BUSINESS

Item 5A. Public hearing to consider an amendment to the Parkville Municipal Code, Title IV, to create a new Chapter 441 "B-P" Business Park District and to amend other sections of Title IV to implement the new district. *Case No. PZ06-11 Staff requests that this item be tabled.*

Chairman McCormick motioned to table Item 5A until an April 26, 2006 special meeting to be held at 5:30 p.m. in the Boardroom at Parkville City Hall. Dr. Brown seconded the motion. By voice vote the motion passed 9-0.

ITEM 6. REGULAR BUSINESS

Item 6A Request for approval of the final plat of Thousand Oaks 13th plat by Forest Park Development, David Barth, owner. Case No. PZ06-17

Chairman McCormick deferred the floor to the Community Development Director. Mr. Ackerson stated that the 13th plat is the first plat proposed from the previously approved preliminary plat of Thousand Oaks Estates. Conditions of the preliminary plat included:

1. Approval of the proposed rezoning (if the proposed commercial zoning is denied, commercial lots must be removed or labeled as “future development”);
2. All conditions of the County approval be met prior to submittal of the final plat;
3. Revision of specified plan notes;
4. Labeling of the zoning;
5. Clarification and approval of street maintenance for Eagle Creek Drive, Rock ridge Drive, and 60th Court;
6. Clarification of unlabeled tracts and open spaces;
7. All residential lots meeting the minimum requirement of the R-3 district, with the exception of side-yard setbacks, which may be 6.5' (10' if abutting non-Thousand Oaks property);
8. Street name approval as required;
9. Appropriate approval of all lots in the floodplain; and
10. Approval of the required public improvement plans, engineering reports and studies by the Public Works Department and applicable service providers.

The proposed final plat meets the requirement of the subdivision regulations, and conditions of prior approval except as noted in the staff report submitted by Mr. Ackerson.

Mr. Ackerson explained that the plat includes a small portion of land in the County. At the City's request, this land is proposed to be annexed into Parkville. Consideration of the annexation and necessary rezoning will have to be considered and such consideration should be a condition of plat approval.

Staff recommended approval of the final plat subject to the following conditions:

- Action by the Board of Aldermen on the proposed annexation of the small portion of 58th Court and lot 614 in Platte County (north of the quarter section line in Thousand Oaks Plats 4 and 9);
- If annexed, rezoning to “R-3” Single-Family from County zoning “R-7” Single-Family;
- Final approval of the required public improvement plans, and engineering reports and studies by the Public Works Department and applicable service providers (including Platte County Regional Sewer District); and
- Removal of the signature block for Daniel Erickson unless the proposed annexation is denied.

Chairman McCormick requested information from the applicant. Mr. Mike Flowers, Aylett, Flowers Survey & Engineering Company, 201 NW 72nd Street, Gladstone, MO. representing Forest Park Development, agreed with the staff analysis and answered a question from a commissioner concerning ownership of the lot that needs to be annexed. Mr. Flowers stated that the applicant is proposing voluntary annexation of the area proposed to be annexed.

Mr. Ferguson motioned to approve the request for approval of the final plat of Thousand Oaks 13th Plat by Forest Park Development, subject to staff recommendations. Dr. Brown seconded the motion. By voice vote the motion passed 9-0. Item 6A will be forwarded to the Board of Aldermen at the next meeting.

ITEM 7. OTHER BUSINESS

Item 7A Request for special meeting: Wednesday April 26, 2006 at 5:30 p.m.

Chairman McCormick announced that a special meeting has been scheduled for Wednesday April 26, 2006 at 5:30 p.m. in the Boardroom at Parkville City Hall. The agenda will include all the items tabled from the meeting tonight.

Item 7B. Next planning Commission meeting: May 9, 2006 at 5:30 p.m.

Chairman McCormick announced the next scheduled Planning Commission meeting on Tuesday May 9, at 5:30 p.m. in the Boardroom at City Hall.

Item 7C. Upcoming Board of Aldermen meetings: April 18 & May 2, 2006 at 7:00 p.m.

Chairman McCormick announced that the next Board of Aldermen meetings are April 18 & May 2, 2006 at 7:00 p.m. in the Boardroom at City Hall.

Mr. Ackerson distributed attendance sheets for the 2005-2006 Planning Commission. He stated that there are two commissioners that need to be reappointed in May 2006. The Board will act on the appointments before the May 9, 2006 Planning Commission meeting.

ITEM 8 ADJOURNMENT

Chairman McCormick motioned to adjourn the meeting. Ms. Jack seconded the motion. By voice vote the motion passed unanimously 9-0.

Meeting adjourned at 5:47 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, or by calling the Community Development Department at (816) 741-9313.