

Parkville Planning & Zoning Commission
Special Meeting
Tuesday April 4, 2006
City Hall Boardroom

Minutes

ITEM 1. CALL TO ORDER

Chairman McCormick called the meeting to order at 5:33 p.m.

ITEM 2. ROLL CALL

Members present:

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

Members absent:

Gary Stumbo, absent with prior notice
Greg Knauer, absent with prior notice

Also present:

Sean Ackerson, Community Development Director
Claudia Willhite, Assistant City Clerk
Joe Turner, City Administrator
Dan Koch, Project Manager
12 persons in the audience

ITEM 3. GENERAL BUSINESS

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

Mr. Ferguson motioned to approve the Planning & Zoning Commission agenda for April 4, 2006 as printed. Dr. Brown seconded the motion. By voice vote the motion passed 7-0.

ITEM 4. REGULAR BUSINESS

Item 4A. Request for approval of a development plan for civic/office development in a "B-4" Planned Business District. Parkville City Hall, 8878 Clark Avenue (in the Parkville Commons). <i>Case No. PZ06-20</i>
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Chairman McCormick deferred the floor to the Community Development Director. Mr. Ackerson stated that this is a request for approval of a development plan for civic/office development in a B-4 Planned Business District. This plan is for the new Parkville City Hall at 8878 Clark Avenue (in the Parkville Commons). He reviewed the agenda item referencing site plans for the NE corner of the Parkville Commons where Lewis and Clark streets meet near the Community Center. Mr.

Ackerson reminded the commission that they had recently reviewed and approved the plat for this site as part of the Parkville Commons 7th Plat. This will be a stair step site, he said, sloping from North to South with entrances on both sides of the building being at grade. Mr. Ackerson stated there were basically five primary considerations for the P.C. to look at regarding this development plan. They are:

1. **Proposed Use** – the proposed use is substantially consistent with personal service uses permitted in a B-4 District and complementary to other retail and service uses in the Parkville Commons.
2. **Appearance and Consistency with other surrounding development** – the proposed City Hall uses similar façade materials to other buildings existing in the Commons.
3. **Traffic** – City Hall and the other proposed revisions to the preliminary development plan are projected to be consistent with or lower than volumes projected in the traffic study.
4. **Parking** – the Parkville Commons plan provided the required amount of parking.
5. **Grading, drainage, utility and infrastructure plans** – plans for the entire development have been previously approved. Final approval should be subject to approval by the Public Works Department.

Staff recommended approval subject to the following conditions:

- Determination that the appearance is consistent with the rest of Parkville Commons;
- Approval of the necessary grading, drainage, utility and infrastructure plans by the Public Works Department (and other service area providers as necessary);
- Approval of the building plans as part of the building permit process.

City Administrator Joe Turner reviewed the history of activity that led to this new city hall plan, explaining that renovating the current city hall would cost as much and would “land lock” us here limiting future expansion options.

John Freshnock, WSKF Architects, 110 Armour Road, representing River North Development addressed the commission. He reviewed the site plans and outlined the accommodations this plan offers; accessibility for quick visits, as well as longer visits; considerable expansion opportunities; and parking that is more than adequate for daily use as well as being sufficient for court night.

Tony Borchers, 10316 Tom Watson Parkway, Parkville, Missouri, River North Development, LLC expressed appreciation to city staff who have helped with the design and review of the building throughout the process. He answered questions from the commissioners including future expansion options, layout and design for the parking lots, wheelchair access to ADA parking spots, staff and police parking of personal vehicles and when the parking area would be constructed. Discussion ensued regarding which side is considered the primary entrance. Other concerns discussed included, the types of buildings to be constructed north of City Hall, emergency shelter in case of storms, necessity and placement of a generator, public restrooms on the 2nd floor, HVAC related issues, location of the trash dumpster, and signage on the new building

Mr. Ackerson stated that if a recommendation is made from the Planning Commission meeting it would be presented to the Board of Aldermen at their meeting later that evening.

The chairman asked if there was anyone from the public who would like to speak concerning this application. No one responded.

Ms. Jack motioned to approve the request for approval of a development plan for civic/office development in a B-4 Planned Business District for Parkville City Hall at 8878 Clark Avenue (in the Parkville Commons) subject to staff recommendations. Dr. Brown seconded the motion. By voice vote the motion passed 7-0. Item 4A will be forwarded to the Board of Aldermen at the April 4, 2006 meeting.

ITEM 5. OTHER BUSINESS

Item 5A. Planning Commission Workshop: Thursday, April 6, 2006 at 6:00 p.m. (tentative)

Chairman McCormick announced the special workshop scheduled for Thursday, April 06, 2006 at 6:00 p.m. at the Depot. It will be a combined meeting with the Board of Aldermen to discuss the I-435 corridor and issues.

Item 5B. Next planning Commission meeting: April 11, 2006 at 5:30 p.m.

Chairman McCormick announced the next scheduled Planning Commission meeting on Tuesday April 11, at 5:30 p.m.

Item 5C. Upcoming Board of Aldermen meetings: April 18 & May 2, 2006 at 7:00 p.m.

The chairman stated that the next Board of Aldermen meetings are April 18 & May 2, 2006.

ITEM 6. ADJOURNMENT

Mr. Ferguson motioned to adjourn the meeting. Dr. Brown seconded the motion. By voice vote the motion passed 7-0.

Meeting adjourned at 6:20 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.