

**Parkville Planning & Zoning Commission
Tuesday, April 8, 2008, 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
Lonnie Scott
Judy McRuer
Dean Katerndahl
John Haggard

Members absent:

Greg Knauer (with prior notice)
Marvin Ferguson (with prior notice)
Bryant Lamer (with prior notice)

Also present:

Sean Ackerson, AICP, Community Development Director
7 people in the audience

ITEM 3. GENERAL BUSINESS

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

Chairman McCormick moved to accept the Agenda. Commissioner Brown seconded. Motion passed 6-0.

Item 3(B) Approval of minutes from the March 11, 2008 Commission Meeting.

Chairman McCormick moved to approve the March 11, 2008 Commission minutes as published. Seconded by Commissioner Brown. Motion passed 6-0.

ITEM 4. PUBLIC HEARING

Item 4(A) Consideration of amendments to the City of Parkville Comprehensive Plan to update future land use projections, define land use categories, update goals, objective and guiding principals, adopt transportation network projections, and other similar amendments.

Chairman McCormick deferred to staff for a report. Director Ackerson referred to three components which were previously published from the November Work Session and added that

there were some minor changes. The three components are the Guiding Principals, Goals and Objectives which are accompanied by the Planning Area Development Policies. Director Ackerson stated that these are the primary foundation for the Master Plan.

The missing pieces are the Amended Land Use Plan, which was discussed at the last meeting, particularly usage of Mr. Sickman's property and the general vicinity of the area, that being Commercial or Mixed-Use, with Mr. Sickman's questioned the likelihood of that being developed for High-end Commercial or Mixed-Use activity. Mr. Sickman's concern was that was a long term plan and was there other interim uses appropriate. Specifically, a "BP" designation in lieu of a "Commercial" designation and after review staff would like to bring that back as a specific proposal for Office/Business Park designation so that area could be developed for those types of uses. Director Ackerson states that it does not change the concept or intent significantly but does fit better with the uses that are there today.

Director Ackerson states that there are other areas where there are changes, but those will be presented at a later time. Currently, staff would propose that first, adopting the Master Plan in components and that the Commission could act on the materials presented as the first step as adopting this as an amendment to the existing plan, as its not contradictory to the existing plan, and would help to communicate much better in the interim what the City's Goals and Objectives are with regard to growth and development. Secondly, the next step would be to adopt the Land Use components and/or the remainder of the document in its entirety and then repeal the existing plan.

The goal would be to hold an additional special meeting to hold a workshop with members of the Planning Commission to assist in wrapping this area up specific to the Master Plan. At this time, Staff recommends consideration of the materials by adopting an amendment to the plan in place and reiterated that it helps to communicate the goals, objectives and principals that are a guide for the Master Plan. Mr. Ackerson also states that from a statutory standpoint the Board also has the authority to adopt the plan in pieces or as a whole and the Board has the right to amend the plan as the same.

Chairman McCormick asks for any questions or comments stating the Board would only be adopting the Guiding Principals and Planning Area Development Polices. Commissioner Katerndahl asks if Staff anticipates if the Land Use portion will be presented as completed at the next meeting. Director Ackerson states that at least another portion of it will be presented at the next meeting. He added that they have been focusing on the Land Use Map and definitions and that a new Land Use category and are refining the Land Use projections. Commissioner Brown asks if this was suitably generic enough that the City could handle population growth as well as growth in the Retail Industry. Director Ackerson states that a Master Plan is generally a 20 year plan and that there will points in the duration of the Plan where adjustments will be made. He believes the Master Plan should be addressed annually for any needs that need to be reevaluated.

Chairman McCormick opened the hearing for public comment. Seeing none he closed the hearing.

Commissioner Katerndahl moved to amend the current Master Plan to adopt the Guiding Principals and Planning Area Development Polices as presented. Chairman Brown seconded. Motion passed 6-0.

Item 4(B) Application for Amendment to Title IV, Chapter 505, Subdivisions, to define and regulate lot splits, minor plats and a replatting procedure. Case No. PZ08-11. *Tabled from the March 11, 2008 Planning Commission meeting. Staff requests that this item remain tabled.*

Chairman McCormick suggests that this item be tabled and recommends no action be taken on this matter.

Item 4(C) Application for rezoning four tracts: 39.7 acres, more or less, from County “AG” Agriculture to “B-2” General Business District; 2.79 acres from County “AG” to Agriculture District; 4.8 acres from County “AG” to Agriculture District; and 83.7 acres from County “AG” Agriculture to “R-4” Multifamily Residential District. Case No. PZ08-02 and 03. *Tabled from the February 13, 2008 meeting.*

Chairman McCormick defers to Staff. Director Ackerson states that Staff has met with the Applicant and that a letter from the Applicant is provided in the packet. Staff is not recommending any action at this time and the Applicant is also not requesting action.

Chairman McCormick suggests this item be tabled and no action be taken at this time.

ITEM 5. UNFINISHED BUSINESS

No unfinished business was considered.

ITEM 6. REGULAR BUSINESS

No regular business was considered.

ITEM 7. OTHER BUSINESS

A. Upcoming Meetings:

- Planning Commission meeting: Tuesday, May 13, 2008 at 5:30 p.m.
- Board of Alderman meeting: Tuesday, May 06, 2008 at 7:00 p.m. in the Boardroom

ITEM 8. ADJOURNMENT

Commissioner Haggard moved to adjourn. Commissioner Katerndahl seconded. Motion passed 6-0.

Meeting adjourned at 5:57 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) 741-9313.