

Parkville Planning & Zoning Commission
June 09, 2009, 5:30 p.m.
City Hall Boardroom

Minutes

ITEM 1. CALL TO ORDER

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

ITEM 2. ROLL CALL

Members present:

Dean Katerndahl, Chairman
Judy McRuer, Vice Chairman
Harold Brown, Secretary
Al McCormick
Mike Nall
Lonnie Scott
Bryant Lamer

Members absent:

Marvin Ferguson (with prior notice)

Also present:

Sean Ackerson, AICP, Assistant City Administrator / Community Development Director
Tracy Sisney, Department Assistant

ITEM 3. GENERAL BUSINESS

Item 3(A) Approval of Planning & Zoning Meeting Agenda.

Chairman Katerndahl asked for a motion to approve the agenda as presented.

Commissioner McCormick moved to approve the agenda as published. Commissioner Brown seconded. Motion passed 7-0.

Item 3(B) Approval of Minutes from the April 14, 2009 Commission Meeting.

Chairman Katerndahl called for any changes or questions. Hearing none he asked for a motion to approve the minutes of the April 14, 2009 Planning and Zoning meeting.

Commissioner McCormick moved to approve the minutes of the April 14, 2009, Planning and Zoning Commission meeting as published. Commissioner Brown seconded. Motion passed 7-0.

ITEM 4. PUBLIC HEARING

Item 4(A) An amendment to Chapter 463, Section 463.060 to revise the regulation of temporary signs. *Case No. PZ09-05. Staff requests that this item remain tabled from April 14, 2009 meeting.*

Item 4 (B) An application to rezone all of Tract A and all of Lots 1, 2, 3, 4, 5 and 6, Bell Road Industrial Park, a subdivision in Parkville, Platte County, Missouri, containing 5.98 acres, more or less, from “B-2” General Business District to “B-4” Planned Business District. Said property is generally located at the southwest corner of 45 Highway and Bell Road in Parkville, MO. *Case No. PZ08-22. The applicant requests this item remain tabled.*

Item 4(C) A proposed preliminary development plan for Parkville Market Place with item (D) above. Said preliminary development plan proposes approximately 45,000 square feet of retail and restaurant, 285 parking spaces and related amenities. *Case No. PZ08-23. The applicant requests this item remain tabled.*

Item 4(D) An application to rezone parcels 20-7.0-26-100-002-023-000, 20-7.0-26-100-002-023-002, 20-7.0-26-100-002-024-000, 20-7.0-26-100-002-026-000, 20-7.0-26-100-002-027-000, 20-7.0-26-100-002-027-001, 20-7.0-26-400-002-001-000, 20-7.0-26-400-002-002-000, 20-7.0-26-400-002-003-000, 20-7.0-26-400-002-004-000, 20-7.0-26-400-002-027-000, and 20-7.0-26-400-002-032-000 containing approximately 37 acres generally located between Bell Rd and 9 Hwy south of the Platte County Community Center and north of Lakeview Dr from “R-1” Single-Family, “R-4” Multiple-family, “B-1” Neighborhood Commercial, and “B-2” General Commercial Districts to “TND” Traditional Neighborhood Design District, and to approve a concept plan / design manual for said property. *Case No. PZ08-18. The applicant requests this item remain tabled.*

Chairman Katerndahl noted that all items listed in Section 4 of Public Hearings were being requested to remain tabled by either the applicant or staff. Commissioner McCormick moved to table all of the applications, Commissioner McRuer seconded. Motion passed 7-0.

ITEM 5. REGULAR BUSINESS

Item 5(A) Discussion of Master Plan Updates.

Director Ackerson stated that there were several new chapters in the Commission’s packet to be added to the Master Plan notebooks, as well as color maps that correspond to previously previewed chapters from last months workshop.

He added that once this Commission is happy with all deletions and additions to the Master Plan, a public workshop will be the next step in moving forward. Chairman Katerndahl added that he had visited with Commissioner Brown and they both thought Director Ackerson had done a fine job assembling the Master Plan thus far. Ackerson added that most of the information provided so far, had been provided to him from the citizens of Parkville, this Commission and the many workshops that had been conducted. Ackerson added that although there were a good amount of “action items”, these need not be accomplished at once; this was a 20 year vision with an active to-do list. Mr. Ackerson assured all not to feel overwhelmed that there would be many different folks involved.

Chairman Katerndahl asked the Commission if they had any questions. Commissioner Brown added that he had worked on the 1995 Master Plan and stated without a crystal ball, all one could do was their very best. He stated he was impressed and thought the current plan very well written.

Commissioner McCormick added that he thought Commissioner Nall had some very good ideas that were diversified as well as affordable. Commissioner Nall added that he believes we should strive for some type of hospital/large medical facility to bring much needed, higher paying jobs. Director Ackerson stated that several areas such as 45 Hwy at I-435 and 152 Hwy at I-435 would be the best areas for that type. Commissioners McRuer and Nall added the need for a hotel. Director Ackerson stated the I-435 corridor is the best area. Discussion ensued around several types of businesses that could be put to good use in this area.

Commissioner Nall stated the downtown area is aging and needs improvement soon. Commission Scott stated that he sees two different plans, one downtown and one uptown and said we need to figure a way to bring people in. Ackerson agreed that we needed sustainability in the downtown area in order to bring people in and keep them in. He added that it has been difficult to find a working theme and not lose the charm and connectivity altogether. He added that there is a lot of expendable income but it's not spent here. People are emotionally connected to downtown Parkville but are not using it to its full advantage.

Director Ackerson finished by stated that all revisions in the Master Plan update would be sent to the Commission as well as putting together the revised chapters for the public to view. Then, an Open House would be presented, and finally, a public hearing to adopt the revised Master Plan.

Chairman Katerndahl opened the public hearing. Seeing no one from the public, he closed the public hearing portion of the meeting.

ITEM 6. UNFINISHED BUSINESS

Director Ackerson updated the Commission on the status of previously approved projects and upcoming applications. Discussion ensued regarding the number of developments that were approved and never built, and the desire to have a time limit on approvals. The Commissioners generally agreed that time limits were needed to ensure development meets current codes and regulations.

ITEM 7. OTHER BUSINESS

Chairman Katerndahl announced upcoming meetings dates as listed on the agenda.

ITEM 8. ADJOURNMENT

Commissioner Scott moved to adjourn. Commissioner Brown seconded. Motion to adjourn passed 7-0.

Meeting adjourned at 6:25 p.m.

Submitted by: _____ 07-06-09
Tracy Sisney Date
Department 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) 741-7676.