

**Parkville Planning & Zoning Commission**  
**July 07, 2009, 5:30 p.m.**  
City Hall Boardroom

**Minutes**

**ITEM 1. CALL TO ORDER**

Chairman Katerndahl called meeting to order at 5:35 p.m.

**ITEM 2. ROLL CALL**

Members present:

Dean Katerndahl, Chairman  
Judy McRuer, Vice Chairman  
Harold Brown, Secretary  
Al McCormick  
Bryant Lamer

Members absent:

Marvin Ferguson (with prior notice)  
Mike Nall (with prior notice)  
Lonnie Scott (with prior notice)

Also present:

Sean Ackerson, AICP, Assistant City Administrator / Community Development Director  
Tracy Sisney, Department Assistant  
Jim Allen, The National Development Corp.  
Gia McFarlane, Alderman, Parkville Board of Aldermen

**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 McRuer seconded. Motion passed 5-0.**

**Item 3(B) Approval of Minutes from the June 9, 2009 Commission Meeting.**

Chairman Katerndahl called for any changes or questions. Hearing none he asked for a motion to approve the minutes of the June 9, 2009 Planning and Zoning meeting.

**Commissioner McCormick moved to approve the minutes of the June 9, 2009, Planning and Zoning Commission meeting as published. Commissioner Brown seconded. Motion passed 5-0.**

#### ITEM 4. PUBLIC HEARING

##### **Item 4(A) Consideration of Approval of the City of Parkville’s Master Plan Update.**

Chairman Katerndahl opened the meeting and deferred to Community Development Director Sean Ackerson. Ackerson stated that the Commission had all received the most updated version of the Master Plan and requested adoption of said plan subject to a few revisions that were based on previous P&Z meetings, workshops and most recently, an open house.

Director Ackerson distributed a memo with detailed revisions (see 7-7-09 memo). The revisions were discussed and considered. The Commission concurred with the proposed language with one exception. Commissioner Lamer suggested leaving out the word “historic” in the revised description of improvements to Bell Road on page 7-11. Instead he suggested the use of “existing homes”. All agreed. Commission Brown congratulated Director Ackerson on his good wording of the proposed changes.

Director Ackerson also asked the Commission for discretion to fixing any typos or grammatical errors that may currently be in the most recent draft. All concurred.

Chairman Katerndahl opened the public hearing.

Jim Allen, The National Development Company, 8878 NW 63<sup>rd</sup>, Parkville, stated that he felt that although this had been a long process for the Planning & Zoning Commission, Community Development staff, the Board of Aldermen and the Parkville citizenry, he was very impressed and very supportive of the Master Plan and offered his congratulations to all involved. He added that they came in 2007 with their proposal and this Master Plan is compatible for their intended plan. He stated that the National Development has approximately 10 years to go before their mission is complete. He added that the greatest importance was flexibility due to today’s economic downturn and plans are ever changing. Their area of future concern is focusing on a multi-generational group, primarily, Baby Boomers and Echo Boomers (their children) and the ability to afford housing for both groups. He added that although he does not have nor ever has had, children in the Park Hill School District, it is vitally important that the school district is protected and the best way to do this other than paying more taxes, is to offer quality development that produces more assessed valuation without a commensurate expense in students. He said that with their plan together with our plan it will do just that. He offered his thanks to the Commission for their insight and stated what a great job they had done.

Director Ackerson also added that he wanted to be on record as having been contacted by Park University regarding the Transportation Chapter of the Master Plan. They wanted the Commission to be aware that the Major Street Plan map shows collectors connecting through the campus. They noted that the collectors shown may require access through private drives and may not be feasible due to the nature of being private versus public streets, but the intent was still to have some type of connection or circulation.

Seeing no one else from the public, Chairman Katerndahl closed the public hearing. He stated that additional comments had been received and referenced an email from Dan Erickson, the Platte County Planning and Zoning Director. He noted that the comments were very supportive and called for coordination between the City and County.

Chairman Katerndahl confirmed that if approved this evening, the next step would be to ask the Board of Aldermen for a resolution supporting the adoption and recognizing it as the official Master Plan. Chairman Katerndahl stated that he had spoken with the Mayor who said he

would like to have a joint meeting of the Commission and the Board of Aldermen in the near future in order to discuss implementation of the Master Plan.

**Commissioner McCormick moved to adopt the City of Parkville’s Master Plan as amended. Commissioner McRuer seconded. Motion passed 5-0.**

**ITEM 5. REGULAR BUSINESS**

None

**ITEM 6. UNFINISHED BUSINESS**

None

**ITEM 7. OTHER BUSINESS**

Chairman Katerndahl announced upcoming meetings dates as listed on the agenda. Director Ackerson added that for the past several meetings, there have been several items that have been continually tabled. He stated that these items remain tabled until the Commission votes to remove them from the table.

Commissioner Lamer added that before adjournment, he would like to congratulate Director Ackerson and his staff, for a great job of the Master Plan update. It has been years in the making and he believed Director Ackerson had done an absolutely amazing job.

Ackerson thanked Commissioner Lamer and said the work was greatly the result of community input and consensus around major issues that became clear throughout the process. Ackerson said the clarity made the work easy and rewarding.

Commissioner McCormick added he thought the plan was excellent and Chairman Katerndahl said he believed it was really a great plan.

**ITEM 8. ADJOURNMENT**

**Commissioner McCormick moved to adjourn. Commissioner McRuer seconded. Motion to adjourn passed 5-0.**

**Meeting adjourned at 6:00 p.m.**

Submitted by: \_\_\_\_\_ 07-09-09  
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.*