

**Parkville Planning & Zoning Commission
July 14, 2009, 5:30 p.m.
City Hall Boardroom**

Minutes

ITEM 1. CALL TO ORDER

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

ITEM 2. ROLL CALL

Members present:

Judy McRuer, Vice Chairman
Marvin Ferguson
Mike Nall
Lonnie Scott
Bryant Lamer
Keith Cary

Members absent:

Dean Katerndahl (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.

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

Alderman Ferguson moved to approve the agenda as published. Commissioner Scott seconded. Motion passed 6-0.

Item 3(B) Welcome newly appointed member Keith Cary

Vice Chairman McRuer introduced newly appointed Planning and Zoning Commission, Keith Cary, who welcomed the opportunity to be a member of this Board and hoped to make a significant contribution to the City of Parkville.

Item 3(C) Recognition of outgoing member Al McCormick.

Vice Chairman McRuer stated the Commission's appreciation of outgoing member Al McCormick, who has served the Planning and Zoning Commission for many years and wished him well with his future endeavors.

Item 3(D) Approval of Minutes from the July 7, 2009 Commission Meeting.

Vice Chairman McRuer called for any changes or questions. Hearing none she asked for a motion to approve the minutes of the July 9, 2009 Planning and Zoning meeting.

Alderman Ferguson moved to approve the minutes of the July 7, 2009, Planning and Zoning Commission meeting as published. Commissioner Brown seconded. Motion passed 6-0.

ITEM 4. PUBLIC HEARING

Items 4(A), (B), (C), and (D). All items have been previously tabled and will remain tabled until a motion to remove an item is passed.

ITEM 5. REGULAR BUSINESS

Acknowledgment of a one-year extension of a Conditional Use Permit, to allow for continued offsite storage, staging and assemblage of heavy equipment and materials for public utility and infrastructure construction on a 15-acre portion, more or less, of parcel 20-3.0-07-000-000-003-00. Clarkson Construction. Case No. PZ08-21ry

Vice Chairman McRuer deferred to Community Development Director, Sean Ackerson. Ackerson reminded the Commission that the property is located at I-435 and 152 highways and has been used by Clarkson Construction for 24-25 years as a storage facility for their highway construction equipment. Clarkson made application and was granted approval from this board in October of 2008 for a conditional use permit with the restriction that they must continue to make a petition for extension on a yearly basis and that the usage it was approved for would not change. Staff recommended the one year extension.

Alderman Ferguson moved to approve the one year extension. Commissioner Lamer seconded. Motion passed 6-0.

Application for the consideration of revised Final Site plan for a convenience store and carwash on 2.3 acres generally located at the southwest corner of 45 Highway and Brink-Myer Road. Spector Marketing. Case No. PZ09-09. Unless appealed to the Board of Aldermen, the Planning Commission's action on this item is final.

Applicant, Alan Hoambrecker, 14523 NW 74th, Parkville, stated that although there had been revisions to the final plan, with regard to materials used, curb footings and the drive up window area, he had visited with Director Ackerson who also helped with suggestions and the final blueprints with changes will be available tomorrow, July 15. He stated that originally the plan called for three walled construction which he nor Director Ackerson were crazy about but due to matters outside his control, that was what was proposed. The new materials that are currently being suggested are used at Best Buy stores and Courtyard Hotels. He added that personally, he along with the owner of the land thought with the new materials, the plan looked better. Director Ackerson concurred. With the changes, new plans and blueprints were required. These were in the final work up stages and would be delivered to the Community Development Department in the next day or two.

Vice Chairman McRuer asked Hoambrecker if he had a starting date in mind. Hoambrecker stated that although more dirt was being hauled to get it pad site ready, he believed Monday, July 20, 2009 was within reason.

Commissioner Nall asked if he still had agreements with Stone Canyon Pizza and the Liquor Store as tenants, Hoambrecker stated yes.

Director Ackerson stated the final revision would be subject to landscaping, architectural features, relocation of evergreen trees and a few other minimal changes and asked the Commission for staff to have leeway in making some administrative changes as necessary without having to bring each and every change to the Commission.

Alderman Ferguson moved to approve the Final Site Plan subject to Staff recommendations. Commissioner Scott seconded. Motion passed 6-0

ITEM 6. UNFINISHED BUSINESS

None

ITEM 7. OTHER BUSINESS

Vice Chairman McRuer announced upcoming meetings dates as listed on the agenda

ITEM 8. ADJOURNMENT

Alderman Ferguson moved to adjourn. Commissioner Scott seconded. Motion to adjourn passed 6-0.

Meeting adjourned at 5:50 p.m.

Submitted by: _____ 07-16-09
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.