

**Parkville Planning & Zoning Commission
Tuesday, August 14, 2007, 5:30 p.m.
City Hall Boardroom**

Minutes

ITEM 1. CALL TO ORDER

Vice-Chairman Ferguson called meeting to order at 5:30 pm

ITEM 2. ROLL CALL

Members present:

Jim Sfetko

Marvin Ferguson

John Haggard

Judy McRuer

Dean Katerndahl

Bryant Lamer

Members absent with prior notice:

Al McCormick

Greg Knauer

Harold Brown

Also present:

Sean Ackerson, Community Development Director

8 persons in the audience

ITEM 3. GENERAL BUSINESS

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

Vice-Chairman Ferguson moved to accept the agenda as proposed, but noted that items would be shuffled so related applications could be considered together. Motion passed 6-0

Note that items below are listed in chronological order rather than the order they were considered.

Item 3(B) Approval of prior commission meeting minutes.

Mr. Fergus moved to table the minutes. Motion passed 6-0.

ITEM 4. PUBLIC HEARING, 5. UNFINISHED BUSINESS, and 6. REGULAR BUSINESS

Commentary: Applications under Item 4, 5 and 6 where not considered in numerical order. Rather, the agenda order was shuffled to allow related applications to be considered together. Applications are listed below in the order they were considered.

Item 5(A) Application for a revised preliminary plat of Vertical Ventures II. Case No. PZ07-06.

Item 5(B) Application for the final development plan of C-Store and Car Wash on Lot 1 of Vertical Ventures II. *Case No. PZ07-07.*

Items 5A, preliminary plat, and 5B, final site plan were considered together. Community Development Director Sean Ackerson reviewed the final site plan, preliminary plat, and staff report. Staff recommended approval with conditions as noted in the staff reports submitted. Director Ackerson recommended conditions of approval be resolved at the staff level. Alan Hoambrecker answered a question from the commission about whether or not the gas station would be independent and confirmed that the canopy would be fabric as shown in the application.

Commissioner Katerndahl motioned to approve both applications subject to staff recommended conditions:

Preliminary Plat subject to:

- **approval of the sidewalk deferral and deferral agreement in conjunction with approval of the final plat;**
- **inclusion of all traffic improvements deemed necessary by the Public Works Department following review and comment by Platte County and MoDOT, and obtaining any permits required by either;**
- **Public works approval of the preliminary plat, construction documents, and other necessary engineering documents prior to approval of the final plat; and**
- **any outstanding conditions of approval of the January 11, 2005 approval.**

Site Plan subject to:

- **approval of the sidewalk deferral and deferral agreement in conjunction with approval of the final plat;**
- **inclusion of all traffic improvements deemed necessary by the Public Works Department following review and comment by Platte County and MoDOT, and obtaining any permits required by either;**
- **approval of the proposed signs as part of a master sign plan, or revision to meet the requirements for signs in a B-2 District;**
- **Public works approval of the final site plan, construction documents, and other necessary engineering documents prior to approval of the final plat.**

Commissioner Haggard seconded the motion. Motion passed by voice vote 6-0.

Item 6(B) Application for a Planned District Development permit for exterior modifications to a building in the Old Town District. 100 Main Street – Frank’s Deli. *Case No. PZ07-012.*

Community Development Director Sean Ackerson reviewed the application and noted no objections. He summarized the proposed changes including replacement of the exiting sidewalk with “terraced” platforms, addition of three bistro tables seating two each, and other related changes. The applicant and Frank’s Deli owner Frank McCall explained what the project will encompass and reassured the commission that the changes are minor and would just be enough to put three tables on the newly terraced area.

The Commission discussed the intent to serve liquor in the outdoor seating area concluded. Director Ackerson stated that the liquor license limitations were a matter for the Board of Aldermen and could be addressed during their consideration of the application.

Commissioner Katerndahl motioned to approve the application. Commissioner Haggard seconded the motion. Motion passed by voice vote 6-0.

Item 6(C) Application for a Planned District Development permit for change of use in the Old Town District. 300 Main Street – Jill McDonald Design Inc. *Case No. PZ07-13.*

Director Ackerson briefly reviewed the application and explained that this is a change in use from retail to office, residential, with a future retail component. Director Ackerson concluded that the application would not impact the surrounding neighborhood and would be a good addition to Parkville. He recommended approval of the application.

Commissioner Lamer made the motion to approve, Commissioner Sfetko seconded the motion. Motion passed by voice vote 6-0.

Item 4(A) Amendment to the Parkville Municipal Code, Title IV, to create and implement a new Chapter 443: “P-EC” Planned Educational Campus District. *Case No. PZ07-08*

Director Ackerson summarized the application, giving an overview of the proposed district language. He called attention to the requirements for a campus master plan and site plans prior to building construction. Director Ackerson recommended approval of the text amendment. It was pointed out that the Chapter numbers were incorrect. Director Ackerson agreed to correct the references prior to consideration by the Board of Aldermen.

Vice-Chairman Ferguson opened the public hearing. No comments from the public were offered and Vice-Chairman Ferguson closed the public hearing.

Commissioner Lamer motioned to approve the text amendment subject to correction of the Chapter numbers. Commissioner Sfetko seconded. Motion passed by voice vote 6-0.

Item 4(B) A request for zoning map revision to rezone 147.08 acres, more or less, from “B-2” General Business, “B-4” Planned Business, “R-2” Single-Family, and “R-4” Multiple-Family Districts to “P-EC” Planned Educational Campus District. *Case No. PZ07-09.*

Director Ackerson summarized the application, pointing out that the proposed rezoning was consistent with the intent of the new Planned Educational Campus District. He also noted that the consideration included a request to approve the submitted Park University Master Facilities Plan as the campus plan required under the proposed zoning.

Vice-Chairman Ferguson opened the public hearing. Mr. Roger Hershey, Park University Vice President and General Counsel, spoke briefly and introduced Mr. Paul Gault, Park University Special Assistant to the President, and Mr. John Posten, Project Director with Ellerbe Beckett. All three summarized the progression of the master plan and proposed development. No other members of the public spoke for or against the application. Vice-Chairman Ferguson closed the public hearing.

Commissioner Lamer motioned to recommend approval of the rezoning to P-EC and approval of the Park University campus master plan. Commissioner McRuer seconded the motion. Motion passed by voice vote 6-0.

Item 6(A) Application for a site plan for the Copley Residential Quad (dorms), Phase 1. *Case No. PZ07-11.*

Director Ackerson reviewed the application and summarized site attributes, the proposed site plan. Mr. Barry Huhn with Ellerbe Beckett gave a presentation on the proposed site plan. Mr. Paul Gault spoke about the traffic flow. This item was not a public hearing and no other members of the audience spoke with regard to the application.

Commissioner Katerndahl motioned to approve the site plan subject to staff recommendations:

- resolving the remaining issues identified in the August 10, 2007 staff report to the satisfaction of staff;
- approval of the proposed P-EC zoning district by the Board of Aldermen;
- approval of rezoning to the proposed P-EC district by the Board of Aldermen; and
- approval of the Park University Master Plan by the Board of Aldermen.

Commissioner Haggard seconded. Motion passed by voice vote 6-0.

Item 4(C) Amendment to the Parkville Municipal Code, Title IV, Chapter 463, Section 463.160, Special Conditions For All Zones, to allow master signage plans for planned district development and large-scale development under unified control. *Case No. PZ07-14.*

Director Ackerson reviewed the application and the proposed text amendment. He explained that no clear methodology existed for creating a master sign plan. Commissioners discussed the proposed text and the signs proposed by Vertical Ventures II. LED sign type was also discussed. The Commission discussed the need to require a master sign plan instead of making it optional.

Commissioner Katerndahl motioned to table the issue until the September 11, 2007 meeting in order to allow the proposed text to be amended to require a master sign plan.

Commissioner Lamer seconded. Motion passed by voice vote 6-0.

Item 4(D) Amendment to the Parkville Municipal Code, Title IV, Chapter 478, Section 478.060, to amend the submission requirements for site plans. *Case No. PZ07-15.*

Director Ackerson requested that this item be tabled until the September 11, 2007 meeting.

Vice-Chairman Ferguson moved to table the amendment as requested. Commissioner Sfetko seconded. Motion passed 6-0.

ITEM 7. OTHER BUSINESS

No action taken.

ITEM 8. ADJOURNMENT

Commissioner Katerndahl motioned to adjourn the Planning and Zoning Commission meeting of August 14, 2007. Commissioner Haggard seconded. Motion passed by voice vote 6-0.

Meeting adjourned

Submitted by: _____
Nicholas Horine

Date

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.