

Parkville Planning & Zoning Commission
Tuesday September 12, 2006
City Hall Boardroom

Minutes

ITEM 1. CALL TO ORDER

Chairman McCormick called the meeting to order at 5:36 p.m.

ITEM 2. ROLL CALL

Members present:

Dr. Harold Brown
Marvin Ferguson
Jim Sfetko
John Haggard
Dean Katerndahl
Chairman Al McCormick

Members absent

Greg Knauer - absent with prior notice
Gerry Richardson

Also present:

Sean Ackerson, Community Development Director
Paula Puszczewicz, C.D. Administrative Assist.
Jay Norco, City Engineer
7 persons in the audience

ITEM 3. GENERAL BUSINESS

Item 3(A) Approve Planning & Zoning Commission meeting agenda for September 12, 2006.

Mr. Ferguson motioned to approve the Planning & Zoning agenda for Tuesday September 12, 2006 as printed. Dr. Brown seconded the motion. Motion passed 6-0.

Item 3(B) Approval of the minutes from the Tuesday August 8, 2006 meeting of the Planning & Zoning Commission.

Mr. Katerndahl motioned to approve the minutes from the Tuesday August 8, 2006 Planning & Zoning Commission meeting as printed and distributed. Mr. Ferguson seconded the motion. The motion passed 6-0.

ITEM 4. PUBLIC HEARING

Item 4A Request to rezone 6.10 acres, more or less from county zoning "AG" Agriculture District to Parkville's "B-4" Planned Business District for Forest Park Development, LLC, developer. Case No. PZ06-44. See also preliminary plat request, Item 5A. Unless tabled or repealed, the Board of Aldermen will consider this item at their October 3, 2006 meeting.

Chairman McCormick deferred the floor to the Community Development Director. Mr. Ackerson stated that this application was previously submitted as a rezoning B-1 request but following the commission's recommendation to deny, the applicant repealed their application and resubmitted for City zoning "B-4" following the commissioner's advice. The director summarized the staff analysis and stated that the City engineer, Jay Norco was present to report on the traffic study completed by the developer.

The City engineer, Jay Norco summarized the traffic study done in July 2005 and revised in December 2005. Per the study the applicant would have to make improvements to River Road and Union Chapel. The applicant would not be required to make improvements to the intersection of Mill and Main Street.

Mike Flowers, Aylett Flowers Survey, Inc. 201 NW 72nd Street, Gladstone, MO 64118, consultants for Forest Park Development stated that the traffic study was done at the developers expense. If there is a congestion problem in downtown, it should have been dealt with before annexation. The engineering process takes time so it needs to be started before building begins. Homeowners agreed to small offices and shops and the developers feel that will compliment the area and its needs.

Concerns from the commissioners included the intersection of FF Hwy and Main Street and the impact of the additional traffic on FF Highway and ultimately on downtown Parkville. They questioned the accuracy of the traffic study counts if the retail businesses are not known. Mr. Katerndahl mentioned that it is appropriate to connect Nevada Avenue to River Road prior to development of any office/commercial on River Road.

David Barth, Forest Park Development, LLC, 6014 N 9 Highway, Parkville, MO stated that he feels these amenities are needed on the west side of the existing Thousand Oaks and the residents want these services.

Chairman McCormick opened the public hearing for input from the audience.

Patty Cunningham, 14400 NW River Road, Parkville, MO expressed her concern as a neighbor regarding the traffic problem that now exists. The traffic from the ballpark and the students and parents going to the high school makes that road severely congested and difficult to get through. The joggers and bicyclists also add to the problem. She questioned whether the road will be widened or another lane added.

Richard Hennessey, 14350 NW River Road, Parkville, MO stated that River Road is a narrow road and floods during hard rains. He questioned how the fire department and ambulances would get through during congested traffic.

The chairman closed the public hearing.

Mr. Katerndahl motioned to approve the request to rezone 6.10 acres, from county zoning "AG" Agriculture District to Parkville's "B-4" Planned Business District for Forest Park Development, LLC, subject to connecting the roads and improvements to River Road and FF Highway. Mr. Ferguson seconded the motion. Roll call vote as follows: Dr. Brown, aye; Mr. Ferguson, aye; Mr. Sfetko, aye; Mr. Haggard, aye; Mr. Katerndahl, aye; Chairman McCormick, aye; Mr. Richardson, absent; Mr. Knauer, absent. The motion passed 6-0. Item 4A will be forwarded to the Board of Aldermen at the October 3, 2006 meeting.

Item 5A. Application for a preliminary plat for 6.10 acres generally located on River Road 1 mile west of the intersection of FF Hwy, River Road and Union Chapel Road for Forest Park Development, LLC, developer. *Case No.PZ06-35*

Chairman McCormick requested information from the Community Development Director. Mr. Ackerson stated this application was for a preliminary plat for 6.10 acres on River Road one (1) mile west of the intersection of FF Hwy and River Road. The information on this item had been submitted previously at the August 8th, 2006 Planning Commission meeting. He summarized the staff report and recommended approval subject to the following conditions:

- drawing revisions as noted in items 1 through 10 of his report;
- approval of the proposed rezoning to kB-4 by the Board of Aldermen;
- approval by the Public Works Department and PCRSD; and
- any additional revisions or additions deemed necessary by the Planning Commission.

Mike Flowers, Aylett Flowers Survey, Inc. 201 NW 72nd Street, Gladstone, MO 64118, consultants for Forest Park Development stated that they were in agreement with the staff analysis.

Chairman McCormick asked if there was anyone in the public who wished to speak concerning this item. No one responded. Public hearing was closed.

Mr. Ferguson motioned to approve the request for a preliminary plat for 6.10 acres located on River Road and Union Chapel Road for Forest Park Development subject to staff recommendations. Dr. Brown seconded the motion. By voice vote the motion passed 6-0.

Item 4B. Request to rezone 27.20 acres, more or less, generally located south of Tiffany Park Road, northeast of the intersection of M-152 and I-435 (in the Northwest quarter of Section 8, Township 51N, Range 31W in the City of Parkville, Platte County, Missouri) from county zoning "RMD" Residential Multiple Dwelling District to Parkville City zoning "R-4" Multiple-family Residential District. *Case No. PZ06-41. Unless tabled or repealed, the Board of Aldermen will consider this item at their October 3, 2006 meeting.*

Chairman McCormick deferred the floor to Mr. Ackerson, the Community Development Director. He stated that this request is to rezone 27.20 acres south of Tiffany Park Road from county zoning "RMD" Residential Multiple Dwelling District to Parkville city zoning "R-4" Multiple-family Residential District. He summarized the staff analysis and recommended approval of the request.

Chairman McCormick requested information from the applicant.

Dr. Susan Storms, 11004 NW 77th Street, Kansas City, MO summarized her proposed use for two or three residences for her family and land to keep the family horses.

Discussion ensued among the commissioners regarding the intended use and agreements upon annexation.

Chairman McCormick opened the public hearing for input from the audience. No one responded. Public hearing portion was closed.

Mr. Ferguson motioned to approve the request to rezone 27.20 acres, south of Tiffany Park Road, northeast of the intersection of M-153 and I-435 from county zoning "RMD" Residential Multiple Family Residential District to Parkville City zoning "R-4" Multiple Family Residential District. Dr. Brown seconded the motion. By voice vote the motion passed 6-0. Item 4B will be forwarded to the Board of Aldermen at the October 3, 2006 meeting.

Item 4C. An amendment to the Parkville Municipal Code, Titles IV and V, including Chapters 405, 426, 440, 443, 458, 463, 470, 478, 480, 483, 490, 505, to revise references to filing and permit fees and numbers of copies, all applicable to site plans, development plans, plats, sign permits, conditional use permits, construction and improvement plans, rezoning, text amendments, and other zoning and subdivision applications and permits. *Case No. PZ06-45. Unless tabled, the Board of Aldermen will consider this item at their September 19, 2006 meeting.*

Chairman McCormick deferred the floor to the Community Development Director. Mr. Ackerson summarized the staff analysis and recommended approval of the amendment.

Chairman McCormick opened the public hearing for input from the public. No one responded. Public hearing was closed.

Chairman McCormick motioned to approve the amendment to the Parkville Municipal Code, Titles IV and V, including Chapters 405, 426, 440, 443, 458, 463, 470, 478, 480, 483, 490, 505, to revise references to filing and permit fees and numbers of copies, all applicable to site plans, development plans, plats, sign permits, conditional use permits, construction and improvement plans, rezoning, text amendments, and other zoning and subdivision applications and permits. Dr. Brown seconded the motion. By voice vote the motion passed 6-0. Item 4C will be forwarded to the Board of Aldermen at the September 19, 2006 meeting.

Item 4D. An amendment to the Parkville Municipal Code, Title IV, Chapter 442, Section 442.050 and Chapter 463, to address general provisions, permits and fees, construction and maintenance regulations, billboards, prohibited signs and violations and penalties for signs in the Old Town District. *Case No. PZ06-36. Unless tabled, the Board of Aldermen will consider this item at their Sept. 19, 2006 meeting.*

Chairman McCormick deferred the floor to the Community Development Director. Mr. Ackerson summarized the staff analysis and recommended approval of the amendment.

Concerns from the commissioners included types of signs that could be lighted. Discussion ensued regarding Chapter 442.050 Section E language that wasn't clear. Commissioners recommended that staff withdraw Section E, review and revise and bring it forth at a later date as a separate amendment. Staff recommended proceeding in approving the rest of the proposed amendment.

Chairman McCormick opened the public hearing for input from the audience. No one responded so public hearing was closed.

Chairman McCormick motioned to approve the amendment to the Parkville Municipal Code, Title IV, Chapter 442, Section 442.050 and Chapter 463, to address general provisions, permits and fees, construction and maintenance regulations, billboards, prohibited signs and violations and penalties for signs in the Old Town

District with the exception of paragraph E to be removed for reconsideration. Mr. Katerndahl seconded the motion. By voice vote the motion passed 6-0. Item 4D will be forwarded to the Board of Aldermen at the September 19, 2006 meeting.

Item 4E. An amendment to the Parkville Municipal Code, Title IV, Chapters 463 and 495 to clarify the enforcement, violations and penalties sections of the zoning code. *Case No. PZ06-37. Unless tabled, the Board of Aldermen will consider this item at their Sept. 19, 2006 meeting.*

Chairman McCormick deferred the floor to staff. The Community Development Director stated that this change was to remove duplicate penalties section from the codes, clarify who is in violation and to clarify that subcontractors, architects and others may also be liable for violations. He summarized his staff report and recommended approval of the amendment.

Chairman McCormick opened the public hearing. No one responded. Public hearing portion of the meeting was closed.

Chairman McCormick motioned to approve an amendment to the Parkville Municipal Code, Title IV, Chapters 463 and 495 to clarify the enforcement, violations and penalties sections of the zoning code. Dr. Brown seconded the motion. By voice vote the motion passed 6-0. Item 4E will be forwarded to the Board of Aldermen at the September 19, 2006 meeting.

Item 4F Public hearing for a request to rezone 67.50 acres located at the southwest corner of 45 Hwy and I-435 from county zoning "B-P" Business Park and "AG" Agriculture Districts to Parkville City zoning "BP" Business Park District for Vertical Ventures, III, developer. *Case No. PZ-06-29.*

This item was added at the end of the meeting. Staff noted that it should have been on the agenda because it was tabled to this meeting. The item was tabled. See Item 7D.

ITEM 5. UNFINISHED BUSINESS

Item 5A. Application for a preliminary plat for 6.10 acres generally located on River Road 1 mile west of the intersection of FF Hwy, River Road and Union Chapel Road for Forest Park Development, LLC, developer. *Case No. PZ06-35*

Item 5A was discussed in conjunction with Item 4A.

Item 5B Application for a preliminary development plan for 67.50 acres located at the southwest corner of 45 Hwy and I-435 for Vertical Ventures III, developer. *Case No. PZ06-30*

This item was added at the end of the meeting. Staff noted that it should have been on the agenda because it was tabled to this meeting. The item was tabled. See Item 7D.

ITEM 6. REGULAR BUSINESS

Item 6A. Application for a final development plan for Buildings G3A, G3B, G4A, and G4B generally located at the southeast corner of Lewis Street and 63rd Street in the Parkville Commons for River North Development, LLC. *Case No. PZ06-43. Unless tabled, the Board of Aldermen will consider this item at their September 19, 2006*

Chairman McCormick motioned to table Item 6A. Mr. Katerndahl seconded the motion. Motion passed 6-0.

ITEM 7. OTHER BUSINESS

Item 7A. Master plan work session (joint work session with Board of Aldermen and Planning Commission): Tuesday September 26, 2006 at 6:30 p.m.

Chairman McCormick reminded the commissioners of their homework due for the Master Plan meeting on Tuesday September 26.

Item 7B. Next Planning & Zoning Commission meeting Tuesday October 10, 2006 at 5:30 p.m.

Item 7C. Upcoming Board of Aldermen meetings: Tuesday September 19, and Tuesday October 3, 2006 at 7:00 p.m.

Chairman McCormick announced the next Board of Aldermen meetings on Tuesday September 19 and Tuesday October 3, 2006 at 7:00 p.m. in the Boardroom at City Hall.

Item 7D. Agenda amendment to add Item 4F and 5B

Chairman McCormick amended the agenda to add Item 4F a public hearing for a request to rezone 67.50 acres located at the southwest corner of 45 Hwy and I-435 from county zoning "BP" Business Park and "AG" Agriculture Districts to Parkville City zoning "BP" Business Park District for Vertical Ventures, III, developer, Case No. PZ06-29 and Item 5B under Unfinished Business, an application for a preliminary development plan for 67.50 acres located at the southwest corner of 45 Hwy and I-435 for Vertical Ventures III, developer, Case No. PZ06-30.

Chairman McCormick motioned to table Items 4F and 5B. Mr. Katerndahl seconded the motion. Motion passed 6-0.

ITEM 8. ADJOURNMENT

Mr. Katerndahl motioned to adjourn the meeting. Dr. Brown seconded the motion. Motion passed 6-0.

Meeting adjourned at 7:15 p.m.

Submitted by: _____
Paula Puszczewicz, C.D. Admin. Assist.

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

Draft- not official until approved at the October 10, 2006 meeting.

Parkville City Hall at 1201 East Street, Parkville, Missouri or by calling the Community Development Department at (816) 741-9313.