

**Parkville Special Planning & Zoning Commission**  
**Tuesday, September 14, 2010, 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  
Marvin Ferguson, Alderman  
Judy McRuer  
Bob Lock

Keith Cary  
Bryant Lamer  
Lonnie Scott (arrived at 6:07)  
Pam Scott

Members absent:

Tony Tognascioli (with prior notice)

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 opened the meeting by asking for a motion to approve the agenda as presented.

**Alderman Marvin Ferguson moved to approve the agenda as published. Commissioner Lock seconded. Motion passed 7-0.**

**Item 3(B) Approval of Minutes from the August 10, 2010 Planning and Zoning Commission Meeting.**

Chairman Katerndahl called for any changes. Hearing none he asked for a motion to approve the minutes of the August 10, 2010 Planning and Zoning meeting.

**Alderman Ferguson moved to approve the minutes of the August 10, 2010, Planning and Zoning Commission meeting as submitted. Commissioner McRuer seconded. Motion passed 7-0.**

Director Ackerson introduced, Kirk Rome, City of Parkville's new Public Works Director to the Planning Commission. All welcomed him aboard and wished him luck.

**ITEM 4. PUBLIC HEARING**

**Item 4(A) Application to rezone 6110-6112 Highway 9 to “B-4” Planned Business District.  
Case No. PZ10-15.**

Chairman Katerndahl introduced the application and then deferred to staff. Director Ackerson summarized two applications – one to rezone the property to B-4 Planned Business District and a second to approve a development plan for an office building on the site. Ackerson summarized materials provided to the Commission for the record.

Ackerson stated that staff had reviewed the application and then summarized considerations and findings presented in his staff report to the Commission. The immediately surrounding zoning was summarized as generally commercial zoning containing non-residential uses. Residential zoning and uses could be found further away to the east, south and west. Staff reviewed the application against criteria detailed in the submitted staff report. The findings were favorable including finding that the proposed zoning was generally consistent with surrounding zoning, that uses permitted under the zoning could be adequately served and that the proposed zoning was not contrary to the public health safety or welfare.

Ackerson stated that there was an issue related to adequately serving the site. Staff and the applicant had met with MoDOT who had issue with the proposed curb cut. Ackerson stated that alternatives had been discussed and that he believed access could be worked out through the development plan submitted in the second application.

Ackerson addressed compatibility with the adopted Parkville Master Plan. He found that the proposed zoning was consistent with the plan’s projections and had the potential to implement several objectives. Objectives included improving the appearance of the 9 Highway corridor and improving the consistency of development in that area.

Staff recommended approval of the proposed rezoning. Ackerson explained that the zoning application could be acted on in conjunction with or independent of the proposed development plan.

Commissioner Pam Scott questioned whether both applications would be acted on together. Discussion ensued. Scott stated her preference to act on the two applications independently due to the number of conditions on the site plan. Further discussion ensued.

Seeing no more questions for staff, Chairman Katerndahl called the applicant forward. Bob Campbell, Eastwood Properties, 1518 NW Vivion Road, Kansas City, was present to represent applicant and property owner Craig Marshall. See no questions for the applicant; Chairman Katerndahl opened the public hearing for the rezoning. Seeing no comment from the public, he closed the public hearing.

Commissioner Pam Scott questioned staff’s recommendation to approve the rezoning application subject to MoDOT approval of the access to 9 Highway. Director Ackerson noted that the recommendation was in error and was intended as a condition of the development plan.

**Commissioner Pam Scott moved to approve rezoning of 6110-6112 Highway 9 from “R-1” Single Family Residential to “B-4” Planned Business District subject to staff recommendations. Alderman Ferguson seconded. Motion passed, 7-0.**

Chairman Katerndahl called on staff to address the site plan. Ackerson briefly outlined the submitted staff report. He summarized primary review comments, starting with access. Staff had met with MoDOT who shared a concern for too many curb cuts in the area and pointed out likely conflicts. Ackerson stated MoDOT was initially requiring that the curb cut on the proposed

development plan or on Montee Law Firm to the north be eliminated and access to the two sites be shared via a connected internal drive isle. Ackerson added that the Montee property is currently for sale and staff is unable to come to an affable decision between the two parties when the other party is unknown at this time. He added that the applicant is open to pursuing the matter, but that the parking is designed to work alone, if necessary.

Ackerson stated that a traffic study was not mandatory and was not recommended by MoDOT or the City Engineer. All concluded that the additional traffic generated was not significant.

Director Ackerson stated that currently, there is no pedestrian access. The proposed development will add pedestrian access along the 9 Highway frontages subject to MoDOT's final approval.

Parking was reviewed. Adopted parking regulations require 34 parking spaces and the plan provides for 27 spaces. The "B-4" district allows approval of alternative parking plans. Director Ackerson stated that the County had given preliminary approval to allow shared parking between the YMCA and the developer. When the offices were open parking would be allowed on the abutting YMCA parking lot to the south and when closed YMCA members could park in the office parking lots. Ackerson summarized details of access between parking lots and other parking details.

Ackerson stated he had discussed combining the proposed parking lots with those on the Montee Law Firm property. Since the property was being sold, no progress had been made. Ackerson requested that if approved, staff be given the authority to approve changes necessary to combine parking lots without requiring plans to be resubmitted to the Commission.

Proposed lighting was summarized. Staff saw no issues, but asked that a condition of approval set maximum height and light levels in accordance with City codes.

Ackerson summarized appearance and building materials. He stated the building details and materials, such as glass, brick and stucco, were generally consistent with materials used in the surrounding area.

Drainage details were summarized. He said that the proposed drainage concept will connect to the current drainage system. Final grading and drainage details were still being worked out and staff recommended any approval be subject to final approval of grading and drainage plans by the Public Works Director.

Director Ackerson asked the Commission to give staff discretion to approve the final dumpster details. He hopes the dumpster can be combined with a dumpster on Montee Law Firm's property to the north. Ackerson described proposed landscaping and screening and recommended that the Commission defer final approval of the landscaping to staff. He also recommended waiving the code required six foot privacy fence between the subject property and the residentially zoned property to the south. Although the property to the south is zoned residential, it is developed with a parking lot and will have no residential use.

Staff recommended approval of the proposed plans subject to conditions identified in the submitted staff report.

Commissioner Pam Scott asked about a traffic study and whether one was required with the Parkville Commons. Ackerson answered that a traffic study was prepared for the Parkville Commons. Commissioner Pam Scott reminded the Commission that the approval of the Parkville Connections included a requirement for a very extensive traffic study covering areas well beyond the subject property. Scott stated that 9 Highway was difficult and assumed that

MoDOT would want to cut out as many curb cuts as possible along that particular stretch of 9 Highway. Ackerson stated the assumption was correct, explaining need for access management and concern for vehicular conflicts created by unmanaged access.

Commissioner Pam Scott added that there were two left turns (curb cuts) before that, one being the applicant's property and the next being the Montee Law Building. She questioned what happens if the applicant and owner of the Montee Law Firm building to the north cannot agree to share access. Director Ackerson stated he believed there were other ways in which it could be resolved, including the addition of a median on that section of 9 Highway. Discussion ensued regarding alternative access, shared access and related sight design.

Commissioner McRuer questioned shared parking on Saturday mornings. She stated that at the YMCA and Parkville Athletic Center (PAC) are often very busy on Saturdays due to tournaments, practices, games, etc. She expressed concern for the proposed Saturday morning office hours and conflicts with parking. She wondered if the applicants will expect designated parking spots. Ackerson agreed with the concern. He summarized the preliminary agreement for shared parking with the County, but concluded that during large events parking in the area would be an issue. He did not feel that the few shared parking spaces made the situation significantly worse.

Commissioner Lonnie Scott arrived at 6:07 p.m.

Bob Campbell, applicant, addressed the Commission and explained that the existing curb cut for their property is where they want it, they would just like to widen it. He added that MoDOT prefers this curb cut rather than the Montee entrance. He added that the Highway department went as far as saying that if an agreement could not be met with the owners of the Montee Law Building, they would shut it down.

With regard to Saturday parking, Mr. Campbell stated that their building's parking access would take priority to their Saturday morning customers, but at anytime after that, or in the evenings it would give more spaces to the County property (YMCA).

Commissioner Cary questioned the proposed building setback from 9 Highway as it related to the setback for the Montee Law building. Mr. Campbell responded that they were very close, within feet of being the same.

Seeing no more questions, Chairman Katerndahl called for a motion.

**Commissioner Cary moved to approve the proposed development plan with all of Staff's recommended conditions. Alderman Ferguson seconded. Motion passed 8-0.**

**Item 4(B) Amendments to Parkville Municipal Code, Title IV, Chapter 483, Changes and Amendments, to redefine the authority, procedures, hearing requirements and process, review criteria, protests, successive applications, and effective form of amendments to the Parkville Zoning Code and official zoning map/zoning district boundaries. Case No. PZ10-16. (staff requests that this item be postponed to 10-12-10)**

This item is postponed

**Item 4(C) Amendments to Parkville Municipal Code, Title IV, Chapter 480, Section 480.010, to clarify the role and organization of the Board of Adjustment. Case No. PZ10-11. (Postponed from July 20, 2010 meeting)**

This item remained postponed.

**Item (D) Amendments to Parkville Municipal Code, Title IV, Chapter 498, to define the role, organization, procedures and power of the Planning and Zoning Commission. Case No. PZ10-12. (Postponed from July 20, 2010 meeting)**

This item remained postponed.

**Item 4(E) An amendment to Parkville Municipal code, Title IV, Chapter 463, Article I, Section 463.030 to define institutional uses, and Title IV, Chapter 463, Article IV, Section 463.160 to allow electronic message centers for institutional uses. Case No. PZ10-13. (Staff requests that this item remain tabled)**

This item remained postponed.

**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.

**ITEM 8. ADJOURNMENT**

**Alderman Ferguson moved to adjourn. Commissioner Pam Scott seconded. Motion to adjourn passed 8-0.**

**Meeting adjourned at 6:18 p.m.**

Submitted by: \_\_\_\_\_  
Tracy Sisney, Department Assistant

10/07/10  
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) 741-7676.*