

**Parkville Planning & Zoning Commission
September 8, 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
Marvin Ferguson
Lonnie Scott
Bob Lock

Judy McRuer, Vice Chairman
Bryant Lamer
Keith Cary
Pam Scott

Members absent:

Mike Nall (with prior notice)

Also present:

Sean Ackerson, AICP, Assistant City Administrator / Community Development Director
Tracy Sisney, Department Assistant
Approximately 12 audience members

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 Bryant moved to approve the agenda as published. Commissioner Lonnie Scott seconded. Motion passed 8-0.

Item 3(B) Approval of Planning & Zoning minutes from July 14, 2009 meeting.

Chairman Katerndahl asked for a motion to approve the Minutes as presented.

Alderman Ferguson moved to approve the minutes of the July 14, 2009 Planning and Zoning Commission meeting as published. Vice Chairman McRuer seconded. Motion passed 8-0.

Item 3(C) Welcome newly appointed members Bob Lock and Pam Scott

Chairman Katerndahl introduced newly appointed Planning and Zoning Commission members, Bob Lock and Pam Scott who welcomed the opportunity to be a member of this Commission and hoped to make a significant contribution to the City of Parkville.

ITEM 4. PUBLIC HEARING (all items have previously been tabled and will remain tabled until a motion to remove an item is passed. See comments following descriptions of each item)

Items 4(A) An amendment to Chapter 463, Section 463.060 to revise the regulation of temporary signs. Case No. PZ09-05. Staff requests that this item remain tabled.

Item remained tabled.

Items 4(B) An application to rezone all of Tract A and all of Lots 1, 2, 3, 4, 5 and 6, Bell Road Industrial Park, a subdivision in Parkville, Platte County, Missouri, containing 5.98 acres, more or less, from “B-2” General Business District to “B-4” Planned Business District. Said property is generally located at the southwest corner of 45 Highway and Bell Road in Parkville, MO. Case No. PZ08-22. Previously tabled and will remain tabled until a motion to remove an item is passed. Staff requests that this item remain tabled.

Item remained tabled.

Items 4(C) A proposed preliminary development plan for Parkville Market Place with item (B) above. Said preliminary development plan proposes approximately 45,000 square feet of retail and restaurant, 285 parking spaces and related amenities. Case No. PZ08-23. Previously tabled and will remain tabled until a motion to remove an item is passed. Staff requests that this item remain tabled.

Item remained tabled.

Items 4(D) Application to rezone parcels 20-7.0-26-100-002-023-000, 20-7.0-26-100-002-023-002, 20-7.0-26-100-002-024-000, 20-7.0-26-100-002-026-000, 20-7.0-26-100-002-027-000, 20-7.0-26-100-002-027-001, 20-7.0-26-400-002-001-000, 20-7.0-26-400-002-002-000, 20-7.0-26-400-002-003-000, 20-7.0-26-400-002-004-000, 20-7.0-26-400-002-027-000, and 20-7.0-26-400-002-032-000 containing approximately 37 acres generally located between Bell Rd and 9 Hwy south of the Platte County Community Center and north of Lakeview Dr from “R-1” Single-Family, “R-4” Multiple-family, “B-1” Neighborhood Commercial, and “B-2” General Commercial Districts to “TND” Traditional Neighborhood Design District, and to approve a concept plan / design manual for said property. Case No. PZ08-18. Previously tabled. Will require removal from the table prior to discussion. The applicant intends to present the project for the benefit of new members and to identify expansion of the project which will be considered in October.

It was moved by Alderman Ferguson to remove this item from being tabled so that it may be discussed. Commissioner Lamer seconded. Motion passed 8-0.

Chairman Katerndahl opened the public portion of the hearing and Mike Whitley; 8925 Clark Avenue, Parkville, Missouri proceeded to provide an overview of the previously submitted application.

He stated they had been working with Mr. Pat Kelly to add additional property to the project. Commissioner Pam Scott asked for clarification regarding the water detention areas and how they would affect the downtown area. Mr. Whitley added that those would be in the future planning and that he and his group had met with Alderman Butcher and other citizens of downtown Parkville to address the already problematic areas of flooding in the downtown area.

Commissioner Lonnie Scott asked how much the detention ponds could handle, as far as a heavy rainfall with several inches of rain falling per hour. Mr. Whitley stated that a Stormwater review study would be necessary for that and a number of other reasons.

Commissioner Lamer asked Director Ackerson if a City Standard exists and if so, does this meet the requirements. Ackerson stated that there are standards and asked all to keep in mind that this is just a concept plan at this point and if the concept was approved, a complete Stormwater study would have to be completed.

Commissioner Pam Scott asked about bio-retention and bio-swales. Mr. Whitley stated the intent was to have walking/bike paths which come from the top of the site all the way into the downtown area, while maintaining the vegetation and green space. Commissioner Scott stated she really liked that idea, and would like it to stay in the plans, she stated it is a "green" green space.

Commissioner Lock inquired as to the new streets that were shown on the plans leading from Bell Road and 9 Highway. Commissioner Pam Scott asked if a traffic study had been completed on Bell Road and asked if MoDot addressed the bottleneck in downtown Parkville. She stated that it was very heavy with traffic now and this would only make traffic heavier in the future. Director Ackerson stated that like with the Stormwater study, after the concept plan has been approved and before any type of construction could take place, a traffic study would be necessary.

Commissioner Pam Scott questioned why views or vistas to the central open space were blocked by large buildings and suggested modifying the layout. Discussion ensued regarding the elevations and what could be done in the future. Mr. Whitley agreed and stated that the views are important and that this could be addressed.

Mr. Whitley added that they were in the process of completing the covenants and restrictions that would help to set the expectations and ensure access between properties is addressed. He would be happy to meet with the new members if they desired, to help them get up to speed with the Connections project. Director Ackerson stated that it would be possible to call a public work session, but notice would need to be sent out to the surrounding neighbors. Discussion ensued and it was decided that all new members of the Planning Commission would receive minutes and DVD's of the past meetings in which the Parkville Connections project was discussed.

Hearing no other comments, from the public, Chairman Katerndahl closed the public hearing.

Commissioner Lamer moved to retable Item 4D, Alderman Ferguson seconded. All in favor, motion passed 8-0.

Items 4(E) Application to rezone four tracts as follows: 39.7 acres, 2.79 acres and 4.8 acres, all more or less, from County "AG" Agriculture District to "B-2" General Business District; and 43.9 acres from County "AG" Agriculture to "R-4" Multifamily Residential District. Said property is generally located north of River Road, west of Thousand Oaks and east of Brush Creek. Case No. PZ09-11. No action will be taken due to an error in the published public hearing notice. This item will be rescheduled for a subsequent meeting. New notices of public hearing will be printed, posted and mailed in accordance with Section 483.030 of the Parkville Municipal Code prior to consideration.

Director Ackerson stated that applicant had made prior application and then withdrew it. He added that the applicant is reapplying. He stated that unfortunately when the public hearing

noticed was published, there was an error in the dates and noted that a new notice of hearing will be required. Discussion ensued regarding any need for a special meeting.

ITEM 5. REGULAR BUSINESS

None

ITEM 6. UNFINISHED BUSINESS

None

ITEM 7. OTHER BUSINESS

A. Discussion of need for special meeting.

Chairman Katerndahl discussed the need for a special meeting for the Parkville Connections as well as additional projects. Discussion ensued and it was decided that since none of the matters was urgent a special meeting need not be designated at this time.

Note: Alderman Ferguson excused himself with prior notice of an existing appointment at 6:35 p.m.

B. Discussion of joint meeting with the Board of Aldermen.

Chairman Katerndahl stated that he had met with Mayor Gerry Richardson and Community Development Director and Assistant City Administrator, Sean Ackerson and they agreed that it would be nice for both the Board of Aldermen and the Planning and Zoning Commission to get together 1-2 times a year, to stay in touch with what is going on in Parkville. The Planning Commission agreed that there should be some form of communication between the two groups. It was decided that since both groups typically meet on Tuesday they would aim for that day of the week.

C. Discussion of subcommittee appointments.

Director Ackerson stated that since there were quite a few projects going full steam for the Planning Commission, he would like thoughts on having a few subcommittees that would amount to a couple of P&Z members and possibly others working together on some of the different projects and issues. Those members would report back to the Commission on those subjects.

Ackerson asked the members to give thought to some of these projects they felt close to or had more interest in and volunteer for the subcommittee. They could meet during the week, weekends, use the facilities at City Hall, etc.

D. Chairman Katerndahl announced the dates of the next Planning & Zoning Commission Meetings, along with the Board of Aldermen's future schedule.

ITEM 8. ADJOURNMENT

Commissioner Lonnie Scott moved to adjourn. Commissioner Lamer seconded. Motion to adjourn passed 8-0.

Meeting adjourned at 6:47 p.m.

Submitted by: _____ 09-09-09
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.