

**Parkville Planning  
Commission**

Action: Adopted **Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri**  
Date: 8/9/16 **Tuesday, June 14, 2016 at 5:30 p.m.  
City Hall Boardroom**

**1. CALL TO ORDER**

Chairman Katerndahl called the meeting to order at 5:35 p.m.

**2. ROLL CALL**

Commissioners Present:

Dean Katerndahl, Chairman

John Delich

Walt Lane

Barbara Wassmer

Doug Krtek

Kim Verhoeven

Michael Wright

Commissioners Absent:

Keith Cary, Vice Chairman

Shane Smeed

A quorum of the Planning Commission was present.

Staff Present:

Stephen Lachky / Community Development Director

Alysen Abel / Public Works Director

Brady Brewster / Community Development Intern

**4. GENERAL BUSINESS**

**A. Approval of Planning & Zoning Meeting Agenda.**

Chairman Katerndahl called for any discussion of the proposed agenda. Seeing none Chairman Katerndahl called for a motion to approve the agenda as proposed.

**Commissioner Krtek moved to approve the agenda, Commissioner Wright seconded. Motion passed: 8-0.**

**B. Approve the minutes from the April 12, 2016 Planning and Zoning Commission meeting.**

Chairman Katerndahl called for any discussion of the minutes or changes needed. Commissioner Delich brought attention to page 5, paragraph 4 of the minutes and requested to clarify a statement brought forth at the April 12<sup>th</sup> meeting regarding the funding aspects of a proposed parkland area. The revised statement shall now read beginning at line 7, "He believed if the property was of marginal use topographically, the city should not accept it as parkland since its value as an amenity was marginal."

Seeing no other questions, Chairman Katerndahl called for a motion to approve the minutes as proposed. **Commissioner Delich moved to approve the minutes, Commissioner Verhoeven seconded.** Motion passed: 8-0.

#### **4. PUBLIC HEARING**

- A.** An application for a Conditional Use Permit (CUP) to construct and operate a Drinking Water Treatment Plant at 10550 NW FF Highway, Parkville, MO, in a city "R-2" Single-Family Residential District, on one parcel containing 10.01 acres, more or less, located approximately 1 mile west of Main St. on NW FF Hwy and abutting NW FF Highway.

Chairman Katerndahl explained the public hearing process to the audience and addressed the City of Parkville Staff for a presentation of the staff analysis.

The applicant, Missouri American Water, requested to make a presentation regarding the background and overview of the project to members of the audience and the commission. Jody Carlson, the Regional Manager of Missouri American Water – Northwest Missouri Region, addressed the commission. Carlson began by explaining the service area of the existing drinking water treatment plant in downtown Parkville. In addition to serving Parkville, the plant provides drinking water to numerous other communities including Platte Woods, Lake Waukomis, Riverside, and areas of unincorporated Platte County. He continued by explaining the historical context of the current plant in downtown Parkville that has been maintained and operated as a drinking water treatment plant for over 100 years. Carlson added that the financial obligations of maintaining an aging site prompted the decision to find a new location that was within reasonable access to the company's wells along the Missouri river.

Carlson provided photographs from FF Hwy that he intended to show the elevation change from the proposed site to neighboring properties. Additionally, he noted the dense vegetation and indicated that the company did not plan to remove any vegetation on the site aside from what would be needed for the building footprints and access drives. Elevations of the buildings were presented that indicated the layout of the treatment structures and general design of the buildings. Carlson again noted the dense vegetation that would remain and a rendering of a retaining wall near the western property line. Carlson then introduced Scott Keith, the plant manager for the Parkville plant and Kenneth Stecker, a company engineer from St. Louis.

Community Development Director Stephen Lachky began the presentation of staff findings by indicating that two (2) applications pertained to the approval of the drinking water treatment plant. The first was an application for a Conditional Use Permit and the second was an application for a Preliminary Site Plan / Development Plan. He then provided a context map explaining the general location of the site and adjacent properties, indicating that property to the east of

the site is within unincorporated Platte County boundaries. He then provided additional exhibits that indicated the original Community Unit Plan for River Hills Estates, the subdivision west of the subject property. The Community Unit Plan indicated the subject property was originally intended to be phase 5 of the subdivision, however, the City later received a request to remove phase 5 from the Community Unit Plan. Lachky explained that despite the removal of phase 5 from the Community Unit Plan, the subject property retained its residential zoning designation.

Lachky noted the future land use projection for the area was noted as "Residential Neighborhood" and conveyed that the designations are general forecasts based on existing and desired development character. He also noted that the uses that are permitted in an area designated as Residential Neighborhood are diverse and contain a variety of residential, mixed-use, and public service uses. Regarding the application for a Conditional Use Permit, Lachky noted that public utilities or public service uses, buildings, structures, or appurtenances unto are permitted when found to be in the interest of public health, safety, morals, and general welfare of the community. Lachky also noted that the reason that both applications were being submitted concurrently was so that the commission had enough detail from the Preliminary Site / Development Plan to make a decision on the Conditional Use Permit.

Given an application for a Conditional Use Permit, a public hearing was required. Lachky provided the measures the City had taken to ensure compliance with city codes. Notice of the time, place, and nature of the public hearing was provided in the Landmark Newspaper and appeared in general circulation no more than thirty (30) nor less than fifteen (15) days before the hearing. A certified mail notification was provided to property owners within a one hundred eighty-five (185) ft. distance from the boundaries of the subject property. Additionally, a sign announcing the time, place, and nature of the hearing was placed on the subject property and was viewable from the public right-of-way.

The standards of review for a Conditional Use Permit were then presented by Stephen Lachky and offered to the Commission as a guide for determining approval. He then provided information from the Planning and Zoning Working Session on April 20, 2016. The elements brought up at the working session included site orientation, adjacent uses, concern over noise and smell, nature of truck deliveries, and the nature of topography and vegetation change. Highway access and design aesthetics were also considered during the working session. Lachky exhibited the site plan and indicated that access would generally be placed west of the existing driveway at the site. He then exhibited a map of the proposed water lines that would connect the subject property to the applicant's existing wells along the Missouri river. Commissioner Delich requested a point of information and asked how large the proposed pipes would be. The applicant responded that they would be no larger than 12" in diameter and would be underground.

Lachky then exhibited photographs that provided an overview of the site and perspectives from abutting properties at River Hills Estates. These photographs indicated the general location of development and Lachky noted the dense tree cover visible from the vantage point of the photographs. Photos from street view were then displayed. Lachky indicated the existing industrial buildings that exist in unincorporated Platte County and indicated the general location of where the subject site's structures and access would be provided.

Plans indicated the changes Southern Platte Fire Protection District requested for the purpose of public health safety, and welfare were then exhibited. Lachky pointed out that the applicant willingly complied with site design changes to increase the width of circulation drives and provide a turnaround bay to provide adequate access for fire trucks. Lachky noted that the applicant has provided adequate parking and explained the criteria used to determine the parking standard. Lachky walked the Commission through the site plan design noting the administrative and operational buildings. The two (2) silos proposed on the site plan did not have an elevation indicated on the site plan but discussion from the working session indicated that they would be roughly 55' tall.

The character of topography was then presented. Lachky indicated that more than 84' of grade change would exist between the western property line and the administration building. Lachky noted that from the property line to the nearest residence, more than 100' of grade change would separate the subject site and residential areas. He then provided the Commission the standards for review of site plans.

- **The extent to which the proposal conforms to the City's zoning code** (Lachky explained the zoning districts to the west and north are primarily residential while the zoning district to the south on County land are primarily industrial)
- **The extent to which the proposal conforms to the provisions of the City's subdivision regulations.** (Lachky noted that all surveys and site plans required by code were provided by the applicant in addition to the required landscape plantings. Lachky requested that the applicant work with the City of Parkville Parks Director to find suitable tree species for the required plantings.)
- **The extent to which the proposal conforms to the goals and objectives of the City's adopted Master Plan.** (Lachky referred to the Future Land Use Plan and indicated that the subject site is primarily designated for residential uses but public service uses such as civic structures can be permitted when found to fit in the context of the neighborhood and existing development. Lachky noted that with considerations of the site plan, the development could meet the desired elements of the future land use plan projection for the area.)
- **The extent to which the development would be compatible with the surrounding area.** (Lachky provided context of neighboring properties

and uses. Uses range from residential uses to the north and west to industrial uses to the south. Undeveloped land exists to the east. Lachky addressed the elements of the working session and indicated how the applicant has clarified or provided for any adverse conditions.

- The extent to which the development conforms to customary engineering standards and practices. (Public Works Director Alysén Abel P.E. began by addressing the sanitary sewer system proposed for the site. She indicated that there will need to be some modifications to connect to the forcemain near the subject site which the applicant would be eligible to seek upon approval of the two applications. She then expressed concern for the industrial properties to the south and below the subject site and indicated that increased erosion controls be explored to ensure that sediment does not leave the site. Abel then discussed stormwater detention and treatment and indicated that the applicant had not provided calculations and such will be required. Regarding stormwater treatment, various options were presented to the Commission and audience such as rain gardens, vegetated swales, and other sustainable options. Abel discussed the height of retaining walls and indicated that structural calculations and plans will need to be submitted. Chairman Katerndahl asked if the Commission had any immediate questions from the Public Works director. No questions were presented and the Stephen Lachky returned to his presentation.)
- The extent to which the location of streets, paths, walkways, and driveways are located so as to enhance connectivity, circulation, an safety and minimize any adverse traffic impact on the surrounding area. (Lachky indicated that all parking and circulation drive calculations were reviewed with no issues. Additionally, a response from the Missouri Department of Transportation was provided that indicated the proposed access drive and expected levels of traffic would not be a concern.)

Given the standards of review, Community Development Director Lachky indicated that the proposed site plan / development plan did conform to the criteria of the review and recommended approval of a conditional use permit. In addition, he also recommended that the staff indicate the location of the two (2) required tree plantings on the final site plan / development plan. Regarding the tree plantings, he recommended that the applicant coordinate with the City's Parks Superintendent to determine appropriate street tree species to be planted as part of the two (2) required plantings. Regarding engineering and based upon analysis by Public Works Director Alysén Abel, Lachky recommended a summary of the sanitary sewer impact to the existing public forcemain to be completed prior to the approval of the final Site Plan / Development Plan. Additional presentation of staff recommendations ensued and that can be referenced in agenda item 5a. Staff Analysis – Preliminary Site Plan/Development Plan.

Lachky then conveyed the standards of review for a Conditional Use Permit to the Commission. The standards of review for a CUP included

- **The character of the neighborhood, and zoning and uses of nearby properties.** (Lachky noted that the site plan was adequate enough in terms of the existing development character to be approved due to the elevation of the site and presence of industrial uses to the south.)
- **The suitability of the subject property for the uses to which it is restricted and the extent to which allowing the proposed use through a CUP may affect nearby properties.** (Lachky indicated the applicant's desire to preserve much of the existing vegetation but conferred to the Commission if any additional restrictions should be applied to the subject property such as hours of deliveries, hours of operation, etc.)
- The relative gain to the public's health, safety, and welfare as compared to the hardship of the individual property owner of the subject property. (Lachky referenced the information provided by the applicant and indicated that an alternative location of the water plant may have created a hardship to the property.
- The adequacy of public utilities and other public services. (Lachky noted that utility providers have responded and no issues were brought up regarding serviceability)
- Consistency with the City's adopted master plans and applicable City code. (Lachky provided an overview of Conditional Use Permits and mentioned the code's vague language in determining the approval of a CUP.

Staff Recommendations and conditions for the Conditional Use Permit application were that all conditions associated with the preliminary site plan / development plan (Case No. PZ16-02B) be weighed in tandem with the application for the CUP. Additionally, it was found that any other conditions the Planning and Zoning Commission deemed necessary along with staff recommendations warranted the approval of a conditional use permit.

Commissioner Katerndahl then asked if the Commission had any questions for Community Development Director Stephen Lachky before recalling the applicant for questions and opening the forum for public comment. Commissioner Verhoeven questioned the proposal's cosmetic appearance and asked what type of building materials the structures would be made of. She stressed the structures should be of an appearance that is prideful and reflective of other structures in the City of Parkville that citizens have worked hard to maintain. Jody Carlson of Missouri American Water responded that the structures would be constructed out of tilt-up concrete to create a more professional appearance for the building. Commissioner Verhoeven questioned the difference in appearance between the preliminary concept drawings provided and the new concept drawings presented. Jody Carlson responded that the company had just got

started on the design but was complying with the request from the working session to create a building "of respectable appearance".

Commissioner Katerndahl asked if Jody Carlson, on behalf of the applicant, had any additional comments to add to Stephen Lachky's staff presentation. Carlson responded that the company has looked at many sites and the location of the subject site is most preferred due to the location of existing Missouri American Water wells. He continued that a new plant at the subject site would help keep water costs lower and would be in the interest of Parkville residents.

Commissioner Lane asked Carlson why the company could not retrofit the current treatment plant located in downtown Parkville. Carlson responded with concern that the existing site is turn of the century and a complete rebuild is not preferable due to the small footprint of the site. He added that a rebuild would also take the plant completely offline and could negatively impact the community. A new plant would provide additional capacity and room to grow.

Commissioner Delich questioned the applicant if the cost of producing drinking water at a new treatment plant was more cost effective than purchasing water from Kansas City, Missouri's water system. The applicant responded that producing water at a new company owned plant would be cheaper.

Commissioner Wassmer questioned the vegetation at the site and noted both the staff and applicant's presentations provided photos and renderings of the subject site in warm weather months. She questioned what the visual impact of the site would be on abutting residents in winter months when deciduous tree cover would not be as dense. She asked if it would be possible for the applicant to provide evergreen trees if tree cover was not adequate. Carlson responded that he did not have photos of what the site would look like during the winter months but stated again that as much vegetation as possible would be preserved.

Commissioner Delich stated that she did not believe the bulk of development would be visible from the neighboring residences due to the topography and tree cover based on the exhibits and renderings provided. Carlson agreed and reiterated that there is more than 87' of separation between the properties. Commissioner Wassmer asked if it would be possible for the applicant to provide evergreen plantings at the high point of elevation near the residences. Carlson responded that it would be possible. Chairman Katerndahl asked if the company had reached out to neighboring residents regarding the project before addressing the Commission. Carlson responded that he had not personally or officially reached out to the neighborhood. Chairman Katerndahl took a moment to encourage developers to communicate with their neighbors before bringing action to the Planning & Zoning Commission.

Commissioner Krtek asked what the total size of the site was. Carlson responded that the site was about 10.01 acres. Krtek then asked what land area the applicant was disturbing to build the footprint and structures of the plant. Carlson conferred to the company engineer and responded that approximately three (3)

acres would be disturbed. Commissioner Wassmer questioned if there was any estimate on how long the project would take to construct. Carlson responded that the company would like to see the new plant operational by January of 2018. Commissioner Lane readdressed the issues of noise and smell from the working session and reminded the applicant that they had previously stated there would be no odor produced from the site. The applicant agreed and stated that odors would be minimal as the site is not a wastewater plant.

Commissioner Lane then addressed the issue of noise and asked if the plant would be audible at all to neighboring residents. Carlson responded that the site was laid out to minimize noise with the Administration building acting as a buffer from the clarifiers. Chairman Katerndahl asked if the clarifiers would be enclosed. Carlson responded that they would be. Katerndahl stated that at the existing plant downtown there are structures visible to the public and asked if this would be the case at the new plant. Kenneth Stecher, an engineer for Missouri American Water approached the Commission and responded that the clear well and filtration system for the plant would be contained in the structure just east of the Administration building. He added that the primary noise would come from deliveries of lime which would be contained between the hours of 8:30 a.m. and 2:30 p.m. during the day.

Commissioner Krtek confirmed with the applicant that the delivery of lime would be through a closed loop system. Carlson and Stecher responded that it would and buildings were sited to bounce sound away from nearby residences. Chairman Katerndahl asked if lighting would be provided in a way that would not spill off the site to neighboring properties. Carlson responded that lighting would be minimal as not to attract attention to the site for security purposes but would be provided to employees as they come and go. Katerndahl also asked if the facility would be manned 24 hours a day. Carlson responded that it would not.

Commissioner Lane asked Carlson and Stecher if they had any estimate of how much noise would be produced by the blowers of delivery trucks. He added if the decibel level was unknown, the applicant could provide a generally comparable sound. Company engineer Stecher stated that the delivery trucks would be generally louder than an idling semi-truck. Carlson added that these noises would only come from delivery trucks that take place once every two weeks approximately. Stecher stated that through testing at other plants with neighbors approximately 30-50' away, the decibel level was only about 50 decibels. Commissioner Lane expressed relief that the decibel level would be minimal and Commissioner Delich concurred.

General discussion ensued over the nearest resident and amount of noise that would be generated by delivery trucks. The Commission was in general agreement that the nearest resident was hundreds of feet away from where deliveries would be taking place. Commissioner Michael Wright asked if the turnaround bay had been engineered in a way that fire trucks could easily

cover blocks the noise of nearby trains on Burlington Northern Railroad tracks and expressed his desire to protect the property owners that he has lived and worked with.

Jack Miller, 10506 Riverview Point then addressed the Commission and stated he was the other co-developer of the subdivision. He stated that phase 5 was sold off earlier as it was not needed for the subdivision and it was his belief that a single-family home would be developed on the property. He stated he has one of the most predominant views of the subject property. He added that he has a view of the existing industrial buildings but if enough tree cover could be preserved or added, he would be agreeable to the proposed development.

Chairman Katerndahl addressed the applicant and asked if he could respond to the concerns over displaced vegetation and 24 hour access for consumers to purchase water at a pay station. Jody Carlson of Missouri American Water stated that removing more vegetation than necessary would only add additional cost and would not be explored. Chairman Delich added explained the steep elevation change and confirmed with the applicant that the placement of the facility would be tucked in at the bottom of the slope. The applicant confirmed. Delich added that retaining walls help to ameliorate sound and provided an example of interstate sound wall buffers. Additionally, Delich added that sound would be a minimal nuisance due to the way the site was designed and believed the applicant did an adequate job at being context sensitive to the adjacent properties.

Regarding 24 hour access, Carlson responded that the plant would not be manned 24 hours a day and would only be accessed if there was a water emergency. Chairman Katerndahl asked the applicant about consumer water trucks that may access the site to use a pay station. Carlson responded he had been working with the city manager to propose a consumer pay station in a more centrally located area. Commissioner Delich asked if the applicant would continue to back feed the existing pay station downtown and Carlson responded they are looking into other locations. Scott Keith, the plant manager of the existing Parkville drinking water plant for Missouri American Water added that 3-6 vehicles generally use the pay station each day.

Commissioner Lane questioned the feasibility of planting evergreens tall enough to provide a substantial visual break. Commissioner Delich added that given the desired height of trees, evergreen trees would be unfeasible for the applicant to provide. Additionally, Delich believed that the existing density of the trees would be adequate. Commissioner Wright asked how tall the Administration building would be. Carlson believed it was roughly 20-23'. Commissioner Wright pointed out the distance between residential properties and the buildings and did not see any major concerns.

Todd Kobayashi of 10433 River Hills Place then approached the Commission. He believed that any type of tree plantings would be more effective if planted closer to the buildings and would provide a break for sight and sound. Commissioner Delich added that trees added to the top of the retaining wall would add an additional 14' of height to the trees and would be a more effective placement.

Rick Simon of 10502 Riverview Point re-approached the Commission. He questioned the expansion potential of the water plant and wondered how future production may impact the community. Jody Carlson responded that future expansion is indicated on the site plan which would provide the ability of 10 million gallons if necessitated by demand. Carlson did not believe there would be a significant increase in employees, noise, or activity if the expansion plans were fully realized.

Joe Miller of 10500 Riverview Point re-approached the commission. He asked if the plant decided to expand outside of what was indicated if the board had any control over the restriction of such. Chairman Katerndahl responded that any changes to the final development plan or additional development would require the applicant to revisit the Planning & Zoning Commission for a review.

Mary Simon 10502 Riverview Point approached the Commission. She reiterated Jack Simon's concern over being the closest residential property to the subject site. She was concerned that she had a home of significant valuation and was concerned over what the plant would do to the value of her home along with her neighbors.

Seeing no other members of the audience that wished to speak, Chairman Katerndahl closed the public hearing at 6:55pm.

**Chairman Katerndahl entertained a motion for approval of a Conditional Use Permit. Chairman Wright moved to recommend approval of a Conditional Use Permit based on staff recommendation of approval. Commissioner Delich seconded. A roll call vote ensued.**

Commissioner Lane-Aye  
Commissioner Wassmer-Aye  
Commissioner Krtek-Aye  
Commissioner Delich-Aye  
Chairman Katerndahl-Aye  
Commissioner Verhoeven-Aye  
Commissioner Wright-Aye

**Motion passed 8-0.**

## **5. REGULAR BUSINESS**

- A. Application for a Preliminary Site Plan for a Water Treatment Facility at 10550 NW FF Highway, Parkville, MO, on one parcel containing 10.01 acres, more or less, located approximately 1 mile west of Main St. on NW FF Hwy and abutting NW FF Hwy. Case #PZ16-02B; Missouri American Water, Applicant

Discussion ensued concerning any conditions or amendments that may be applied for the approval of the Preliminary Site Plan / Development Plan. Commissioner Delich requested a cross section from the applicant that indicates the existing residences, trees, retaining walls, and buildings. Such a drawing would indicate any problems with vegetation and necessitate any screening.

**Commissioner Delich moved to approve the Preliminary Site Plan / Development Plan according to compliance with staff conditions and a stipulation that all bulk purchases of water be accommodated by finding a mutually acceptable site in a centrally located location and with the failure of such to happen, bulk water sales being restricted at the subject site. Commissioner Wright seconded. Motion passed 7-0.**

Chairman Katerndahl confirmed that a final development plan would go before the Commission for approval. Stephen Lachky confirmed that it would. Commissioner Delich stated that any elevations the applicant could provide showing improvements to the building façade would be considered appropriately at the meeting for final approval of the development plan.

## **6. UNFINISHED BUSINESS**

- A. Stephen Lachky provided an update on the city's zoning code update. An open house took place on Monday May 23, 2016 with 12-15 attendees. The consultant has been reviewing the city code line by line with a projected adoption deadline by October.

## **7. OTHER BUSINESS**

### **A. Missouri American Water Treatment Plant-**

Community Development Director Lachky stated that they would be at the June 14, 2016 meeting. He explained that there was a working session held on April 20, 2016 and they are now coming forward for the public hearing meeting for the preliminary site plan and the conditional use permit.

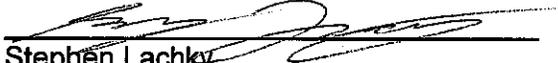
### **B. Upcoming Meetings & Dates of Importance:**

- The working session following the June 14, 2016 Planning & Zoning Commission meeting was cancelled
- Board of Alderman Meeting: June 21, 2016
- Board of Zoning Adjustment Meeting: Tuesday June 28, 2016-Cancelled-No Agenda
- ☐☐ Planning & Zoning Commission Regular Meeting: Tuesday, July 12, 2016 at 5:30pm.
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**8. ADJOURNMENT**

Seeing no further discussion, Chairman Katerndahl called for a motion to adjourn.  
**Commissioner Delich moved to adjourn, Commissioner Verhoeven seconded.**  
**Motion passed: 8-0.** Meeting adjourned at 7:39pm.

Submitted by:

  
Stephen Lachky

Community Development Director

8-10-16  
Date