

Parkville Planning & Zoning Commission
Tuesday, December 11, 2012, 5:30 p.m.
City Hall Boardroom

Minutes

ITEM 1. CALL TO ORDER

Chairman Katerndahl called the meeting to order at 5:32 p.m.

ITEM 2. ROLL CALL

Members present:

Dean Katerndahl, Chairman
Judy McRuer
Walt Lane

Kelly Fricker
Lonnie Scott

Absent with prior notice:

Keith Cary, Vice Chairman
Pam Scott

Bob Lock, Secretary
Bryant Lamer

Also present:

Sean Ackerson, Assistant City Administrator-Community Development Director
Tracy Sisney, Assistant City Clerk-Department Assistant
Tony Borchers, The National

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 published.

Commissioner McRuer moved to approve the agenda as published. Commissioner Scott seconded. Motion passed 5-0.

Item 3(B) Approval of Minutes from the November 13, 2012 Planning and Zoning Commission Meeting.

Chairman Katerndahl asked for a motion to approve the minutes from the November 13, 2012 meeting.

Commissioner McRuer moved to approve the minutes as presented. Commissioner Scott seconded. Motion passed 5-0.

ITEM 4. PUBLIC HEARING

Item 4(A) Amendment to consider a conditional use permit to allow an accessory dwelling unit on Lot 11, the National 12th Plat. *PZ12-15, Double Eagle Builders (the National)*

Chairman Katerndahl opened the Public Hearing and deferred to staff. Community Development Director Ackerson stated that this application proposed a new single-family structure similar to others in this area referred to as “carriage homes”. He added that this was a Conditional Use permit for an Accessory Dwelling Unit (ADU). Ackerson stated that in 2010 Parkville amended its zoning code to allow ADU’s. Per the amendment, family members or nursing/caregivers would be allowed to occupy an ADU if approved. He added that it does not change the zoning of the property; it would still remain a single-family district. He stated that the single-family district already permitted family members and nursing/caregivers to live in the home. Approving an ADU would simply allow these same individuals or the home owner to live in a separate unit on the same property. He noted that per the code, the home owner must live in the primary or accessory unit.

Ackerson provided a brief summary of the reports/exhibits and gave information on the primary considerations of public interest, adverse affects, off-street parking and necessary safeguards. Director Ackerson provided that there were no apparent public health, safety, morals or general welfare issues, there were no adverse affects as a family member would be living in the quarters, and with regard to parking, code required 3 on-site parking spaces, one of which must be enclosed and noted that the proposed plan called for 3 enclosed parking spaces. Finally, staff recommended approval subject to the following recommended conditions:

- Complying with Section 415.080, *Accessory Dwelling Unit Regulations*;
- Complying with all applicable parking regulations;
- Complying with all applicable building codes; and
- Any other condition deemed necessary by the Planning & Zoning Commission or Board of Aldermen.

Commissioner McRuer asked if there were any square footage requirements. Ackerson answered that there were minimum square footage requirements, but these had been met without issue.

Chairman Katerndahl asked if the Planning Commission had previously approved any ADU’s. Ackerson answered that it had, but the home was never built. He added that the carriage homes were designed for potential use as ADU’s, but were used mainly as office spaces or in some instances “mancave’s”.

Tony Borchers, Director of Development for The National, 8870 NW 63rd Street, Parkville, MO 64152 stated that he agreed with the staff report provided and added that this is what The National had envisioned in the late 1990’s. He stated that current demographics and the economy made this option more desirable as children were graduating college with less job prospects and parents were becoming older and moving in with their children. He said that this application would be a mother-in-law quarters.

Hearing no further questions and no one coming forward from the public, Chairman Katerndahl closed the public hearing.

Commissioner McRuer moved to approve Item 4A subject to staff recommendations. Commissioner Scott seconded. Motion passed 5-0.

ITEM 5. REGULAR BUSINESS

Item 5(A) Planned District Development permit for change of use and exterior modifications in the Old Town District, 404 East Street. *PZ12-16, French Bee Bakery*

Chairman Katerndahl deferred to staff. Director Ackerson stated that this was a change in use request for what was previously known as Cuts by the River located on the west side of East Street, between 4th and 5th Street. The site is zoned Old Town District. Ackerson said this application was for a change in use, to allow a restaurant, an alternative parking plan and minor exterior modifications.

Ackerson stated that the applicant wants to relocate her catering business, the French Bee Bakery, to the site; she currently shares a kitchen in Hawthorne House. She would like to expand her business to allow for pick up onsite and to provide pastries, sandwiches and similar items to be purchased and consumed on-site. Ackerson stated that the use would be similar to the old River Rock Coffee Shop.

Director Ackerson gave a brief summary of the staff report and exhibits, noting the OTD regulations, design guidelines and parking regulations. He stated that restaurants and bakeries were approved uses in the district, and although not expressly listed, catering had been previously permitted as an equivalent use.

With regard to parking, the Municipal Code requires 1 space per 10,000 square feet of gross floor area, requiring 13 spaces for this use. Ackerson stated that there were 8-9 dedicated spaces on site. Immediately north of the site, were 2-3 on-street parking spaces that were not dedicated to the site, but could be used when vacant. In addition, Ackerson summarized an email from Todd DeMint from Meyers Funeral Home stating that the French Bee Bakery could use the funeral home's parking lot which was located immediately south of the proposed restaurant. Ackerson concluded that this combination would provide more than adequate parking for the proposed use. He mentioned a similar alternative parking plan was previously approved for the Local, a small café previously located at 307 Main Street.

Director Ackerson stated that the business owner would like to do minor modifications to the exterior of the building, such as painting and reusing the previously attached shutters and adding a door where a window now exists. The applicant mentioned long term improvements for a small patio with outdoor seating but Director Ackerson suggested that plans for the patio be approved by the Planning Commission separately.

Ackerson added that a mid-January opening date was proposed.

Ackerson recommended approval of the proposed change in use, alternative parking plan and exterior modifications as proposed, with the exception of the future patio modifications. He recommended approval of the future patio modifications subject to approval of final details by the Planning Commission.

Commissioner Scott moved to approve Item 5A subject to staff recommendations. Commissioner McRuer seconded. Motion passed 5-0.

ITEM 6. UNFINISHED BUSINESS

Director Ackerson stated that last months agenda included a proposed text amendment which has since been removed from consideration. He stated the item would be re-advertised and brought back for consideration in early 2013.

ITEM 7. OTHER BUSINESS

Director Ackerson provided updates on various projects throughout the City.

Chairman Katerndahl announced the dates for future meetings.

ITEM 8. ADJOURNMENT

Commissioner Scott moved to adjourn. Commissioner McRuer seconded. Motion to adjourn passed 5-0.

Meeting adjourned at 6:10 p.m.

Submitted by: _____
Tracy Sisney, Department Assistant

12/12/12
Date

Information on these items is maintained at Parkville City Hall and is available for viewing during normal office hours. Planning and Zoning 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.