

**Parkville Planning & Zoning Commission**  
**Tuesday, October 9, 2012, 5:30 p.m.**  
City Hall Boardroom

**Minutes**

**ITEM 1. CALL TO ORDER**

Chairman Katerndahl called the meeting to order at 5:31 p.m.

**ITEM 2. ROLL CALL**

Members present:

Dean Katerndahl, Chairman  
Judy McRuer  
Walt Lane  
Lonnie Scott

Keith Cary, Vice Chairman  
Bob Lock, Secretary  
Bryant Lamer

Absent with prior notice:

Pam Scott

Kelly Fricker

Also present:

Sean Ackerson, Assistant City Administrator-Community Development Director  
Tracy Sisney, Assistant City Clerk-Department Assistant  
John Marshall  
Bob Campbell

**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. Secretary Lock seconded. Motion passed 7-0.**

**Item 3(B) Approval of Minutes from the September 11, 2012 Planning and Zoning Commission Meeting.**

Chairman Katerndahl asked for a motion to approve the minutes from the September 11, 2012 meeting.

**Commissioner McRuer moved to approve the minutes as presented. Commissioner Scott seconded. Motion passed 7-0.**

**ITEM 4. PUBLIC HEARING**

None

**ITEM 5. REGULAR BUSINESS**

None

**ITEM 6. UNFINISHED BUSINESS**

**Item 6 (A) Application for a preliminary development plan in a B-4 District – Lot 1 Box Acres, North Crooked Road. J-J Properties Company, LLC, owner. Case PZ12-11.**

Chairman Katerndahl deferred to staff. Director Ackerson summarized the application and exhibits submitted for consideration and his review, findings and recommendations from his staff report dated October 6, 2012.

Jim Marshall, 5209 NW Crooked Road, Parkville, MO stated that the previously approved plan was for two single story buildings. He added that this plan provided a 59.6% building reduction of that plan, that 9,300 square feet of open space had been added, the lot coverage has been decreased by 57%, parking reduced by 73%, 16% of green space was added and that the previously approved set back of 48 ft. had been increased to 63 ft.

Mr. Marshall added that the traffic has been reduced considerably since there is only a 2,400 square foot office space with some ancillary space in the back. A traffic study was completed and approved with the original plan for 21,800 square feet of offices. Mr. Marshall believed this use would generate much less traffic. He stated that someone had questioned whether tractor trailers had room to turn in to the sight and that he submitted drawings prepared by a traffic engineer demonstrating that adequate room was given for truck access. He stated that there would be a tractor trailer delivery on occasion, but according to the proposed business owner, Mr. Kirk Plumb, large trucks would only access the site when a construction site was not ready to receive materials or when a “short stack” of materials was needed onsite. He stated traffic from large trucks would be very rare since most materials were delivered directly to the construction sites and it cost more to deliver them to this site then haul them to the construction site.

Director Ackerson stated that the traffic study completed for the prior plan concluded that separate southbound right- and left-turn lanes were needed on Crooked Road at 45 Highway. Ackerson added that these improvements had since have been constructed as a result of the 45 Highway widening and it was not foreseen that any other off-site improvements would be needed.

Commissioner Lane enquired as to what would restrict the current owner from selling this property to a different type of business that could have more traffic and a greater impact on surrounding properties. Mr. Marshall replied that a condition of approval was that upon presentation of the final development plan, no changes could be made without first coming to the Planning & Zoning Commission for approval. Ackerson stated that within the B-4 District any change in use would require prior approval.

**Commissioner McRuer moved to approve this application subject to staff's recommendations. Secretary Lock seconded. Motion passed 7-0.**

**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 McRuer moved to adjourn. Commissioner Scott seconded. Motion to adjourn passed 7-0.**

**Meeting adjourned at 6:12 p.m.**

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

10/23/12  
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.*