

**Minutes of the Regular Meeting of the
Planning & Zoning Commission
City of Parkville, Missouri**
Tuesday, February 25, 2014 at 5:30 p.m.
City Hall Boardroom

1. CALL TO ORDER

Chairman Dean Katerndahl called the meeting to order at 5:32pm

2. ROLL CALL

Members present:

Dean Katerndahl, Chairman
Keith Cary, Vice Chairman
Judy McRuer
Kelly Fricker
Pam Scott

Absent with prior notice:

Bob Lock, Secretary
Bryant Lamer
Walt Lane

A quorum of the Planning Commission was present.

Staff present:

Sean Ackerson, Assistant City Administrator / Community Development Director
Kelly Yulich, Department Assistant

3. GENERAL BUSINESS

A. Approval of Planning & Zoning Meeting Agenda.

Chairman Katerndahl called for a motion to approve the agenda as published.

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

B. Approval of Minutes from the August 20, 2013 & December 10, 2013 Planning & Zoning Commission meetings.

Assistant City Administrator / Community Development Director Sean Ackerson asked that the August 20, 2013 & December 10, 2013 minutes be postponed. Chairman Katerndahl called for any discussion on the minutes and seeing none he called for a motion.

Commissioner Cary moved to postpone approval of the minutes. Commissioner McRuer seconded. Motion passed 5-0. Action on the August 20, 2013 & December 10, 2013 minutes was postponed.

4. PUBLIC HEARING

A. Application for conditional use permit to allow replacement of an existing brick chimney to accommodate communications antenna on the Parkville Presbyterian Church at 819 Main Street, Parkville, Mo 64152 Case PZ14-01

Chairman Katerndahl opened the public hearing and called on Assistant City Administrator/Community Development Director Sean Ackerson to present the application and staff recommendation. Ackerson summarized the application and exhibits submitted for the record, as listed in his staff report. He stated that the representative for the applicant Verizon Wireless, Justin Anderson with SSC was present at the meeting.

Ackerson displayed pictures, maps and identified the subject site and surrounding properties and development. He summarized the application as a request for a conditional use permit to allow a replacement of an existing brick chimney to accommodate a communications antenna on the Parkville Presbyterian Church and associated ground mounted equipment including a generator and equipment to be enclosed in a proposed shelter.

Ackerson summarized the review, analysis and findings from his staff report. He concluded the conditional use permit meets or exceeds the applicable regulations, standards and criteria with the exception of the need to further screen the ground mounted equipment improvements from the abutting residential property and 9 highways.

He stated that all required notices had been given, published and posted and as of the meeting, no public comments for or against the application had been received.

Commissioner Katerndahl called for public input and resident Tom Weston asked if the generator was going to be muffled and what type of fuel would be used to run it. Applicant representative Justin Anderson explained that it would be using natural gas and that they would run a test cycle once a week for 25-30 minutes. The generator would also run during power outages. Tom Weston said his preference for testing would be early afternoons on a week day. Anderson said that could be accomplished.

Discussion ensued regarding the size of the ground units and the chimney and screening materials. Anderson stated that it is actually smaller than what they had originally wanted and could not be smaller. It was questioned whether ornamental grass could be used and Switch Grass or other quick growing vegetation was recommended. Commissioner Katerndahl asked resident Tom Weston if he was for or against the proposed antenna and generator. He stated he was neither for nor against it.

Chairman Katerndahl called for additional public input and hearing none, he closed the public hearing and called for a motion.

Commissioner Katerndahl moved to recommend approval of the conditional use permit to allow replacement of an existing brick chimney to accommodate communications antenna on the Parkville Presbyterian Church at 816 Main Street, Parkville, MO 64152 Commissioner Fricker seconded the motion. Motion Passed 5-0.

Ackerson stated that the application would be forwarded to the Board of Aldermen for consideration during their Tuesday, March 4th, 2013 regular meeting.

B. Application for zoning district change for 6.28 acres, more or less, located at 16203 Hwy 45, Parkville, from County "AG" Agricultural District to City "BP" Business Park District. Case PZ14-04

Chairman Katerndahl opened the public hearing and called on Assistant City Administrator/Community Development Director Sean Ackerson to present the application and staff recommendation. Ackerson summarized the application and exhibits submitted for the record, as listed in his staff report. He stated that the representative for the applicant Verizon Wireless, Justin Anderson with SSC was present at the meeting.

Ackerson displayed pictures, maps and identified the subject site and surrounding properties and development. He summarized the application as a request to rezone 6.28 acres, more or less, located at 16203 Hwy 45 Parkville, from county "AG" Agricultural District to City "BP" Business Park District. Ackerson explained the property was annexed into Parkville in 2001 and has been zoned County AG since that time. Rezoning to a City zoning district is required prior to obtaining development plan approval and a building permit. As such, the applicant is proposing the "B-P" zoning as an extension of the zoning for the abutting properties to the south and east.

Ackerson summarized the review, analysis and findings from his staff report. He concluded that the proposed zoning is compatible with the zoning, uses and character of the neighborhood and nearby properties. He concluded that there would be no significant impact to surrounding properties and recommended approval as submitted.

He stated that all required notices had been given, published and posted and as of the meeting, no public comments for or against the application had been received.

Chairman Katerndahl called for additional public input, and applicant representative Justin Anderson with SSC came forward and explained that for the rezoning was proposed to allow the Pinnacle Career Institute to build a 60' support tower for training employees to climb and work on towers. Pinnacle will lease the property from KCP&L. Commissioner Scott asked if the building is enclosed and if there will be heat or electricity provided to the building. Applicant explained that only electrical no heat will be provided.

Chairman Katerndahl asked for additional public input and hearing none, he closed the public hearing and called for a motion.

Commissioner McRuer moved to recommend approval of the proposed zoning district change for 6.28 acres, more or less, located at 16203 Hwy 45, Parkville, from County "AG" Agricultural District to City "BP" Business Park District. Commissioner Scott seconded. Motion passed 5-0.

Ackerson stated that the application would be forwarded to the Board of Aldermen for consideration during their Tuesday, March 4th, 2013 regular meeting

5. REGULAR BUSINESS

A. **Application for plan approval for a 60' training tower and associated classroom building on a portion of 6.28 acres located at 16203 Hwy 45, Parkville. Case PZ14-05**

Assistant City Administrator/Community Development Director Sean Ackerson stated the applicant was seeking the Commission's approval for a 60' training tower and associated classroom building on a portion of 6.285 acres located at 16203 Hwy 45, Parkville. Ackerson summarized the application and exhibits submitted for the record, as listed in his staff report. He stated that the representative for the applicant Verizon Wireless, Justin Anderson with SSC was present at the meeting

Ackerson displayed pictures, maps and identified the subject site and surrounding properties and development. He summarized the application explaining that it is proposed in conjunction with rezoning the property to "B-P" Planned business District [agenda item 4B].

Ackerson summarized the review, analysis and findings from his staff report. He concluded that the proposed site plan generally meets the intent of the B-P district standards and regulations subject to conditions recommended. The proposed development is as compatible with the projected uses in the abutting business park as the existing and projected uses on the subject site and the immediately abutting site to the south. He concluded that following consideration of the site plan and supporting information, the staff recommends approval subject to the following conditions:

- sidewalks or trails be deferred until such time as development on abutting properties warrants the improvements or they can be coordinated with trail improvements on 45 Highway;
- review and approval by the Public Works Director and inclusion of any recommended storm water management improvements necessary, if any;
- setting aside an additional 2,000 square feet of open space abutting the existing parking area as a landbank for future parking, if ever needed; and
- additional landscaping along those portions of the compound fence visible from 45 Highway.

He stated that all required notices had been given, published and posted and as of the meeting, no public comments for or against the application had been received. He stated he had spoken with representatives from the abutting property to the west, north and east. All had questions, but none stated any opposition.

Commissioner Katerndahl asked for any additional public input. Commissioner Scott asks if they can recommend that the applicant make the building aesthetically appealing with additional architectural detail. Discussion ensued regarding possible changes. The applicant's representative, Justin Anderson of SSC stated that additional details would not be difficult, but he would need to seek the client's approval. He stated materials costs were already exceeding their anticipated budget.

Chairman Katerndahl called for additional public input and hearing none, he closed the public hearing and called for a motion.

Commissioner Scott moved to approve the application for plan approval for a 60' training tower and associated classroom building on a portion of 6.28 acres located at 16203 Hwy 45 Parkville, subject to staff recommended conditions and

the additional of more architectural detail. Commissioner McRuer seconded. Motion passed 5-0.

Ackerson stated that the application would be forwarded to the Board of Aldermen for consideration during their Tuesday, March 4th, 2013 regular meeting.

6. UNFINISHED BUSINESS

A. Parkville Downtown Master Plan Draft

Ackerson stated that the Board of Aldermen has discussed the Downtown Master Plan draft. Although there was still some disagreement on some issues, the general consensus was to proceed with minor revisions summarized in his memo. Ackerson summarized the questions, concerns and suggested amendments. Discussion ensued. Commissioner Katerndahl asked if there is a lot of sentiment that the plan was just a reiteration of issues addressed before? Commissioner Scott states that there seems like a lot of resistance to the plan and asked if there is a commitment on the part of the city to adopt a plan? Discussion ensued about the Board's concerns about the plan and how to move forward. Consensus was to proceed as recommended. No action was taken.

7. OTHER BUSINESS

A. Applications/ project updates

45 Hwy Corridor Plan

Ackerson gave a brief update on the 45 Highway Corridor Plan. He summarized the information in his memo and stated next steps were to make steering committee appointments and schedule the kick off meeting. No action was taken,

B. Upcoming meetings

Chairman Katerndahl acknowledged the following upcoming meetings:

- Board of Aldermen Meetings: Tuesday, March 4th and Tuesday, March 18th at 7:00 p.m.
- Planning & Zoning Commission meeting: Regular meeting Tuesday, March 11, 2014 at 5:30 p.m.

8. ADJOURNMENT

Seeing no other discussion, Chairman Katerndahl called for a motion to adjourn.

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

Meeting adjourned at 7:20pm.

Submitted by: _____
Kelly Yulich, Department Assistant

03/03/2014
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.