

**Special Workshop of the
Parkville Planning & Zoning Commission**

Thursday, November 13, 2014, immediately following the conclusion of
the 5:30 pm Planning & Zoning Commission Meeting
City Hall Boardroom

1. CALL TO ORDER

Chairman Dean Katerndahl called the workshop to order at 6:20pm

Members present:

Dean Katerndahl, Chairman
Keith Cary, Vice Chairman
Bob Lock, Secretary
Judy McRuer
Pam Scott
Walt Lane
John Delich
Doug Krtek

Absent with prior notice:

Bryant Lamer

Staff present:

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

Ackerson requested to amend the agenda to include a pre-application review of Pinnacle Tower storage shelter as item 2B. The Commission accepted the addition.

2. GENERAL BUSINESS

- A. **Pre-application review of "OTD" Exterior Modifications to 303 Main, Parkville** Case PZ14-35 See-Cue Architecture Joe Willhoite Owner.

The property owners presented conceptual exterior/interior changes to 303 Main Street. A formal application for exterior modifications in the Old Town zoning district is anticipated in December or January. A public hearing will not be required for this application.

The applicant explained they had purchased the property recently and understands the extensive renovations it will require internally as well as externally. The building will need to be brought up to current code regulations and they are wanting to live and work in the building for a few years and then transition it over into their full-time office for their architectural business.

The property owner handed out a presentation packet showing their vision and concepts for restoring the structure, meeting the Old Town guidelines and improving the property over the existing condition. Discussion ensued regarding the details of the potential changes, compliance with the OTD guidelines and general appreciation for restoring the building and improving the site. No action was taken.

B. Pre-application review of Pinnacle Tower storage shelter

Community Development Director Sean Ackerson Explained a request from Pinnacle Tower for both immediate temporary shelter and desire for a permanent shelter / storage structure. The applicant could not be present so Ackerson summarized the request as a desire to have a structure that would protect staff and students against the elements of the weather and also to provide security for their training equipment.

Ackerson summarized the prior approval of a classroom building and associated conditions. Discussion ensued regarding Pinnacle's intent, concern for the potential impact to the character of the area, speculation that it may still be used as a classroom, and other concerns. Potential alternatives were discussed including walls, landscaping, screen, fencing or denial. Preferences for an architectural screen and landscaping were expressed. Discussion ensued regarding the potential for an architectural screen that could function to screen a building and provide architectural and artistic interest at the site until landscape screening could grow to provide significant screening. No action was taken.

3. ADJOURNMENT

Seeing no other discussion, the workshop adjourned at 7:15 pm.

Submitted by: _____ 11-14-14
Kelly Yulich, Department Assistant Date