

**Minutes of the
Board of Zoning Adjustment Meeting
City of Parkville, Missouri
Tuesday April 26, 2016 at 5:30 p.m.
City Hall Boardroom**

1. CALL TO ORDER

Chairman Al McCormick called the meeting to order at 5:30 p.m.

2. ROLL CALL

Board Members Present:

Al McCormick, Chairman
Carla Dods, Vice Chairman
Russell Downing, Secretary
Ken Wright

A quorum of the Board of Zoning Adjustment was present.

Staff Present:

Paul Giarratana-Building Official
Alysen Abel-Public Works Director
Stephen Lachky-Community Development Director
Kelly Yulich-Assistant to the Community Development Director
Richard Wilson-Alliance Water Resources Local Manager

3. ANNOUNCEMENTS

- A. Chairman Al McCormick announced his resignation effective after the board meeting. He thanked the fellow board members and staff for allowing him to serve on the Board of Zoning Adjustment as well as previously with the Planning & Zoning Commission.
- B. Community Development Stephen Lachky welcomed Marion Newcomer in attendance. The mayor will be appointing her as a new member to the Board of Zoning Adjustment at the next Board of Aldermen Meeting scheduled on May 3, 2016 she will be replacing the outgoing Gia McFarland whom resigned earlier this year.
- C. Community Development Stephen Lachky brought to the attention of the remaining board members the status of their current terms and confirmed with Vice Chairman Dods and Secretary Downing their desire to serve another five (5) year term.

4. GENERAL BUSINESS

A. Approval of Board of Zoning Adjustment Meeting Agenda.

Chairman Al McCormick called for any discussion of the proposed agenda. Seeing none he called for a motion to approve the agenda as posted.

Secretary Downing moved to approve the agenda, Member Wright seconded. Motion passed 4-0.

B. Approval of Minutes from the February 10, 2016 Board of Zoning Adjustment meetings.

Chairman McCormick called for discussion or changes to the minutes. Vice Chairman Dods stated her name was miss-spelled in the minutes and requested it be corrected. Staff agreed to correct. Chairman McCormick called for a motion to approve the minutes with the correction noted. **Secretary Downing moved to approve the minutes with the correction of Vice Chairman Dods name, Vice Chairman Dods Seconded. Motion passed 4-0**

5. PUBLIC HEARING

A. Application to consider floodplain development variance for the Waste Water Treatment Plant located at 12303 NW Highway FF Parkville, MO for construction of a new pole barn. *Case BZA16-03, City of Parkville, applicant.*

Chairman McCormick introduced the public hearing item. He asked City of Parkville staff to talk about the application and present their findings.

Stephen Lachky, the Community Development Director, presented to the Board the request of a floodplain development variance on approximately 1.4 acres, more or less, located at 12303 NW FF Highway, south of the intersection of FF Highway and River Road, two miles west of downtown. He explained that the property was currently being used as the Parkville Waste Water Treatment Plant and that the request proposed a variance in the Floodplain development to construct a new, limited storage facility (pole barn) for the plant. Lachky stated that the application had been reviewed against the City of Parkville's City Code, including the applicable zoning district, along with the current floodplain management regulations, and the City's adopted Master Plan, including the adopted Future Land Use Plan.

Community Development Director Lachky explained that the existing wastewater treatment plant was constructed in 1995 and processed 450,000 gallons of sewage per day for approximately 1,700 residents. He stated that the waste by-product produced was a sludge material that was spread on the City's property adjacent to the plant and that the plant managers spread approximately 60 tons per year. He explained that the sludge was applied using a tractor with a sludge wagon attachment and that this and other equipment that was utilized by the plant is currently stored outside, with exposure to the elements.

Lachky concluded that the proposed variance would not result in increased flood height or additional threat to public safety and would aid in the facility with much needed secure storage. He explained that there was a necessity to construct the facility close to the treatment plant in the confines of the secure, fenced area due to the remote location. The building would serve as the treatment plant's operations, maintenance and storage needs. He stated that utilities already existed in the location and it could create a financial and logistical hardship to relocate the facility elsewhere in the City. Furthermore, it was unlikely an alternative location would be identified to serve the Waste Water Treatment plant that is outside of the floodway.

Ending, Lachky stated that following staff review that the City recommended approving the proposed variance based on the merits of the application and the findings and conclusions stated in the reports.

Chairman McCormick asked if there were any other questions or comments from the board or staff prior to opening up the public hearing portion of the meeting.

Members questioned if the storage building would be for equipment owned by the City of Parkville and the status of the building having electrical. Public Works Director Abel explained that the building would be used for equipment owned by the City as well as other miscellaneous items. And that the building would not have electricity. Chairman McCormick, seeing no further questions by the Board, opened up the meeting to the public.

Keith O'Brien (11 W Minor Dr. Kansas City, Mo), owner of the property to the North and West of the Waste Water Plant, questioned if the building would be on a permanent concrete foundation. Public Works Director Abel along with Building Official Paul Giarratana explained the building's foundation and structure.

No other comments from members of the public were present for input; public meeting was closed at 5:42 p.m.

Chairman McCormick asked if there were any additional comments or questions. Seeing none, he called for a motion. **Chairman McCormick made a motion to approve the Floodplain Development variance. Board Member Wright seconded. Motion Passed 4-0.**

6. REGULAR BUSINESS

None

7. UNFINISHED BUSINESS

None

8. OTHER BUSINESS

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, May 3, 2016 and Tuesday, May 17, 2016 at 7:00 p.m.
- Board of Zoning Adjustment Meetings: Tuesday May 24, 2016 Cancelled No Agenda Item.
- Planning & Zoning Commission Regular Meeting: Tuesday May 10, 2016 at 5:30 p.m.

9. ADJOURNMENT

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

Chairman McCormick moved to adjourn, Member Wright seconded. Motion to adjourn passed 4-0. Meeting adjourned at 6:03 p.m.

Submitted by:



Stephen Lachky
Community Development Director

04/29/2016
Date