

**Minutes of the
Planning & Zoning Commission Special Meeting
City of Parkville, Missouri
Tuesday, January 14, 2020 at 5:30pm
City Hall Boardroom**

1. CALL TO ORDER

Chair Katerndahl called the meeting to order at 5:30 p.m.

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman

John Delich

Walt Lane

Barbara Wassmer

Doug Krtek

Kim Verhoeven (absent with notice)

Michael Wright (absent with notice)

Allyson Berberich

Michael Lee

A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky/Community Development Director

Shakedra Knight/Community Development Assistant/Management Analyst

3. GENERAL BUSINESS

A. Approval of January 14, 2020 Planning & Zoning Commission regular meeting

Agenda.

Chairman Katerndahl called for questions. Seeing none he called for a motion.

Commissioner Krtek moved to approve the agenda as presented. Commissioner Delich seconded. Motion passed: 7-0.

B. Approval of the minutes from the December 16, 2019 regular meeting of the Planning & Zoning Commission.

Chairman Katerndahl called for questions.

Commissioner Delich pointed out grammar corrections. He provided an example from a paragraph in Item 6A and asked that, in the future, staff expanded on the details related to the discussions from the Commissioners and applicants.

Chairman Katerndahl called for additional comments or questions. Seeing none he called for a motion.

Commissioner Wassmer moved to approve the December 16, 2019 regular meeting minutes with the correction, Commissioner Delich seconded. Motion passed: 7-0.

4. UNFINISHED BUSINESS

A. None.

5. PUBLIC HEARING

A. None.

6. REGULAR BUSINESS

- A. Application for Final Development Plan for Southern Platte Fire Protection District Station #3 Addition/Renovation at 10811 NW MO-45 Hwy in Parkville, MO 64152. *Case No. PZ20-01; WSKF Architects, Applicant*

Director Lachky explained that any building that was not a detached house or duplex needed to come before the Planning Commission for any addition that was more than fifteen percent. He described the location of the subject property and illustrated it on the map. Lachky said that the property was annexed into the City on June 1, 1999. He reviewed the proposed additions. The proposed height of 22 ft. and 1 story for the new fire truck bay, and 14 ft. and 1 story for the garage addition are well below the base "B-2" district standards for maximum building height. Lachky explained that the existing building already had two points of access – one point via the signalized intersection with The Village At The National office building and a right-in, right-out access approximately 90 ft. to the west of the intersection. Staff recommended the applicant had MoDOT approval for the driveway expansion for use of its right-of-way.

Director Lachky addressed the parking requirement. He said that currently there were 29 parking stalls and that would be reduced to 27 near the rear of the property that not interfere with the relocated trash enclosure. Staff believed this was more than sufficient for the building's use. Lachky reported that based on aerial and street-side imagery, staff observed that there was never more than six personal vehicles parked in the lot on a daily basis. He added that there was parking in any of the additional bays around the building. The 27 stalls was the only deviation from the development code per the "B-4-P" district that the Planning Commission would be approving.

Director Lachky said that in terms of architectural design the applicant proposed matching the original building. He said that the landscape design met the requirements. He referenced the illustration in the packet that showed the planting around the building and the existing trees/vegetation. Staff did not feel there were any adverse impacts to the neighboring self-storage or The National Kansas City golf course. He stated staff's recommendation and said he and the applicant were available for questions.

Chairman Katerndahl called for questions.

Commissioner Krtek asked whether the Commission needed to do "anything special" since the parking deviated from the Code. Director Lachky said there was not since it was noted in the record.

Commissioner Berberich said that some of the vegetation looked tight and asked if any would be taken out. Lachky said the majority of the existing would be undisturbed but some grading would take place.

Commissioner Wassmer asked the applicant what color the tile would be. The applicant said the green (aqua) color would be changed to red. Commissioner Delich asked whether the tile was glazed. The applicant responded that they would use a more durable coating. Delich asked about the thickness of the coating, the machine that would be used and whether the texture of the tile would come through. The applicant said he was unable to say specifically in regards to the thickness but the texture of the tile would be visible.

Applicant Rick Kuhl explained that they had received approval from MoDOT to proceed with the project and use of the right-of-way. He said the overhead doors would be pre-fab and that they were doing a decontamination protocol to the station in response to the high incidents of cancer among firefighters.

Chairman Katerndahl called for additional questions. Seeing none he called for a motion.

Commissioner Delich moved to approve the Application for Final Development Plan for Southern Platte Fire Protection District Station #3 Addition/Renovation at 10811 NW MO-45 Hwy in Parkville, MO 64152 with staff conditions and definition of the downgrading in the capacity of parking is relegated to the personnel ratio of use, Commissioner Krtek seconded. Motion passed: 7-0

7. OTHER BUSINESS

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, January 21, 2020 and February 4, 2020 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: January 28, 2020 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, February 11, 2020 at 5:30 p.m.

8. ADJOURNMENT

Chairman Katerndahl called further discussion. Seeing none he called for a motion to adjourn.


Commissioner Delich moved to adjourn, Commissioner Krtek seconded. Motion passed: 7-0. Meeting adjourned at 5:53 p.m.

Submitted by:


Stephen Lachky, AICP
Community Development Director

1-14-20

Date


Shakedra Knight, MPA
Management Analyst/Community Development Assistant

1-14-20

Date