

**Minutes of the
Planning & Zoning Commission Special Meeting
City of Parkville, Missouri
Tuesday, February 11, 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 (absent with notice)

Doug Krtek

Kim Verhoeven

Michael Wright

Allyson Berberich

Michael Lee (arrived at 5:33)

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 February 11, 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 January 14, 2020 regular meeting of the Planning & Zoning Commission.

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

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

4. UNFINISHED BUISNESS

A. None.

5. PUBLIC HEARING

A. None.

6. REGULAR BUSINESS

- A. Application for Final Development Plan for Lot 4 of Old Town At Creekside, a planned development for commercial uses generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. *Case No. PZ20-05; Parkville Development 38, LLC; Applicant*

Chairman Katerndahl read the agenda item and asked Director Lachky to present. Director Lachky explained that with the Final Development Plan process was to come back before the Planning Commission for approval. He reviewed the Preliminary Plan and illustrated the changes. Lachky said that the applicant owned the property at 15201 NW Brink-Meyer Rd. which contained an existing 2,080 sq. ft. residential log cabin house. Rather than demolish it, the applicant wanted to relocate the house approximately 200 ft. to the north into Lot 4 of the Old Town at Creekside planned commercial development to be repurposed into a barbecue restaurant. Director Lachky reviewed the application requirements. He said that the applicant proposed 77 total spaces, including 4 ADA stall which met parking requirements. He illustrated the parking layout design and explained that the Fire Marshall was not present at the staff review and that staff needed to confirm approval.

Lachky addressed outdoor lighting and said that staff was confident there will be no spillover. The applicant had not submitted a photometric plan but staff will require that it be submitted for compliance. Director Lachky said that staff recommended approval and made himself available for questions.

Chairman Katerndahl called for questions. Seeing none he invited the applicant to the podium. Brian Mertz generally spoke about how to repurpose the home, the idea for a barbeque restaurant and the design.

Chairman Katerndahl call for additional questions.

Commissioner Wright asked about the intent with garage doors. Mertz generally said that it was to use them to open up to outdoor dining and yard games.

Commissioner Lee asked what would be done with the detached structure in the plans. Mertz said that it was a shed and that it would go away.

Lee asked about the landscaping. Mertz said there would be open space and screening.

Wright asked about adding onto the house. Mertz explained that a kitchen would be added and that the total square footage would be 3700 after.

Wright asked Director Lachky whether there was a chance to see the final design. Lachky said that there was not anything in place but the Commission could add conditions for what it deemed necessary.

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

Commissioner Wright moved to approve the Application for Final Development Plan for Lot 4 of Old Town At Creekside, a planned development for commercial

uses generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, with the conditions that the developer proceed with relocation, structural and foundation work and that the applicant submits the Brink-Meyer elevations and expanded rear addition for staff and Planning & Zoning Commission review. Commissioner Berberich seconded. Motion passed: 7-0

- B. Application for Final Development Plan for The Meadows At Creekside Clubhouse and Pool, a planned development for residential uses generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. *Case No. PZ20-06; Residences at Creekside, LLC; Applicant*

Director Lachky gave the history from October 2018 preliminary development, and the approved amendment by the Board of Aldermen in July 2019. He said that the amendment included many changes, including relocation of the clubhouse and pool to the property at 15201 NW Brink-Meyer Rd. The amendment was approved, subject to conditions recommended by the Planning & Zoning Commission on June 11, 2019, that the final development plan, specifically the clubhouse and pool building, go before the Commission for consideration. The reason was because at that time the amendment was submitted, there were no building plans or architectural renderings prepared.

Director Lachky illustrated aerial images and explained the changes. He said that the proposed height for the clubhouse was 17 ft. There were two points of access proposed via private drives through and the drive aisle were design to permit a Pierce Fire Truck to maneuver. There were 28 parking spaces including 2 ADA stalls. Lachky said that staff asked the developer to add a dedicated trash receptacle based on R-4 regulations. He reviewed outdoor lighting and said that staff would require a photometric plan be submitted. He reviewed the design and materials. Lachky said that the applicant was voluntarily placing a Type 2 landscaping buffer along the east of the pool. Director Lachky said that staff recommended approval and made himself available for questions.

Chairman Katerndahl called for questions for staff. Seeing none the applicant approached the podium. Mertz generally explained that the renderings submitted were from previous submissions and were included to provide the Commission ample perspective.

Discussion regarding the entrance ensued.

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

Commissioner Wright moved to approve the Application for Final Development Plan for The Meadows At Creekside Clubhouse and Pool, a planned development for residential uses generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, subject to staff conditions. Commissioner Verhoeven seconded. Commissioner Delich abstained. Motion passed: 6 Yays -1 abstain

7. OTHER BUSINESS

- A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, February 18, 2020 and March 3, 2020 at 7:00 p.m.

- Board of Zoning Adjustment Meeting: February 25, 2020 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, March 10, 2020 at 5:30 p.m.

8. **ADJOURNMENT**

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

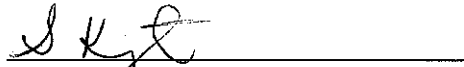
Commissioner Krtek moved to adjourn, Commissioner Berberich seconded. Motion passed: 7-0. Meeting adjourned at 5:53 p.m.

Submitted by:



Stephen Lachky, AICP
Community Development Director

2-11-20
Date



Shakedra Knight, MPA
Management Analyst/Community Development Assistant

2-11-20
Date