

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, April 12, 2016 at 5:30 p.m.
City Hall Boardroom**

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman

Keith Cary, Vice Chairman

John Delich

Doug Krtek

Barbara Wassmer

Walt Lane

Michael Wright

Pam Scott-Arrived Late at 5:35 p.m.

A quorum of the Planning Commission was present.

Staff Present:

Paul Giarratana / Building Official

Stephen Lachky / Community Development Director

Kelly Yulich / Department Assistant

4. GENERAL BUSINESS

Chairman Katerndahl made an announcement of the resignation of Robert Lock from the Planning & Zoning Commission and recognized him for his service as a Planning & Zoning Commissioner. He stated his congratulations on the behalf of the Planning & Zoning Commission to his recent elected position as Aldermen for Ward Three.

A. Approval of Planning & Zoning Meeting Agenda.

Chairman Katerndahl called for any discussion of the proposed agenda. Seeing none Chairman Katerndahl called for a motion to approve the agenda as proposed.

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

B. Approve the minutes from the March 8th, 2016 Planning and Zoning Commission meeting.

Chairman Katerndahl called for any discussion of the minutes or changes needed. Seeing none Chairman Katerndahl called for a motion to approve the minutes as proposed.

Commissioner Lane moved to approve the minutes, Commissioner Delich seconded. Motion passed: 7-0.

4. PUBLIC HEARING

- A.** Application to rezone two parcels containing 30.82 acres, more or less, located approximately ¾ mile north of 45 Highway on NW 76th Street and abutting I-435, from County “RMD” Residential Multiple Dwelling District to City “R-1” Single-Family Residential District. *Case# 2016-04 Michael E. Pedley, Regina M. & Charles K. Moore, applicant*

Chairman Katerndahl addressed the City of Parkville Staff for a description of the proposed application.

Community Development Director Stephen Lachky gave an overview of the application requesting to rezone 30.82 acres, more or less, from County “RMD” Residential Multiple Dwelling District to City “R-1” Single-Family Residential District. He explained that the property had retained its County “RMD” zoning designation after being annexed into Parkville in the early 2000s, and had since not been rezoned. The owners’ desire is to construct a farm building and single-family home on the property in the future; which would require the property to be rezoned to a Parkville zoning district in order to obtain a Parkville building permit. Staff proposed to rezone the land to an “R-1” Single-Family District, with it being the most compatible with uses on surrounding properties.

Lachky stated that future land use projections in the Parkville Master Plan, allows farm and garden uses, single-family dwellings and other permitted uses, subject to specific requirements within the R-1 zoning district. And it is also the City’s most restrictive residential zoning district in terms of allowable uses. Removal of the restrictions imposed by the current zoning district could affect the nearby uses if the property were to be developed with more intensive uses permitted under the R-1 district such as colleges, primary schools, churches or other permitted uses. However, in order to be further developed for these higher intensity uses, alternative access would be required.

Lachky explained it was staff’s opinion that denial is not warranted to protect the public health, safety and welfare, and that there does appear to be a hardship to the property owner if the property is not allowed to be rezoned to a City district. As previously discussed, the site cannot be developed under the existing County RMD zoning. Instead, the property must be rezoned to a City district before building or development permits are approved. The parcels do achieve the City’s projected land use for the property as indicated in the Parkville Master Plan via its Future Land Use map. Disallowing the property to be zoned as requested or to another City district will effectively prevent construction and development creating a hardship on the property owner. In conclusion Community Development Director Lachky recommended approving the proposed zoning district change to “R-1” Single-Family Residential District based on the merits of the application although reserving the right to modify the conclusions and recommendations based on consideration of any additional information that may be presented during the public hearing.

Chairman Katerndahl addressed the Planning & Zoning Commission for any questions or discussion on the proposed application.

Commissioner Scott questioned if the City would be setting precedence for a barn in the "R-1" District? Director Lachky stated that barns are an allowable accessory structure in the R-1 zoning currently. Chairman Katerndahl questioned if there was a rural residential district within the City for a Barn. Building Official Giarratana stated the commission is not here to approve an accessory structure but rather the rezoning from County RMD to City R-1.

Chairman Katerndahl stated that Commissioners Scott's concern should be addressed for the zoning code update. Commissioner Wright questioned if the property owner only wanted to build a barn why couldn't they do this with the current zoning of County RMD. Building Official Giarratana explained in order to issue a building permit they would need to be zoned in the City versus the County.

Chairman Katerndahl asked the applicant to come forward.

Mike Pedley (6004 N. Strathbury Ave, Kansas City, Missouri) explained that he was the property owner along with his sister and brother-in-law. He addressed the public on the overhead where a question was raised about Naylor Cemetery, which was not on his property, nor in the Parkville City limits. He explained the intentions of the rezoning and the future possibilities of building a home and barn on the property.

Chairman Katerndahl asked for any additional questions or concerns from the public.

Regina Moore (6408 Melody Lane Parkville, Missouri) came forward and stated she was also the applicant and explained that they bought the property in hopes of creating it as the family farm. They are wanting to build a home on the property not develop the land.

The Chairman asked if there were any additional comments from the public seeing none he closed the public hearing portion at: 5:50 p.m.

Chairman asked the Planning Commission for a motion:

Commissioner Delich moved to recommend approval of the application subject to the conditions herein. Commissioner Scott Seconded. Motion passed 8-0.

5. REGULAR BUSINESS

- A.** Application for a Site Plan/Development Plan for Modifications on the front façade of 12 East Street Parkville, MO. Zoned "OTD" Old Town District, *Case #PZ16-03, Alex Iglesias/Samsara Vintage Home, applicant*

Chairman Katerndahl and Commissioner Wassmer recused themselves due to a conflict of interest and exited the room at 5:55 p.m. Vice Chairman Cary accepted control over the meeting and asked the Community Development Director to explain the application.

Community Development Director Stephen Lachky gave an overview of the proposed application for modifications to the front façade at 12 East Street in the “OTD” Old Town District in Parkville, MO. He explained that the original structure was built in the 1940’s and had recently been used as two separate store front units. Lachky stated that the applicant proposes to restore and enhance the exterior with cosmetic changes to the front by enhancing the plain painted brick with stucco and decorative columns, fresh paint and streetscape landscaping. They would be adding a new double door entry as well as interior modifications which had already been reviewed and approved by the City’s Building Official. The modifications would involve removing a non-structural dividing wall, which now separates the buildings two units, combining the two existing suites into one. The applicant’s desire was to return the building to a more historic character, remove materials that weren’t consistent with the building’s age, and restore the architectural details to those more appropriate for the building’s architectural period.

Lachky stated that the application had been reviewed against the Parkville Municipal Code, including Chapter 442 “OTD” Old Town District regulations, and compared to other development in the “OTD” Old Town District. The application had also been reviewed against the goals and objectives from the adopted *Vision Downtown Parkville Master Plan* and the separate advisory study, *A Preliminary Commercial Rehabilitation Design Guideline*. After review and consideration, staff concluded that the intent of the guidelines had been met by the applicant, and the proposed modifications would preserve Downtown Parkville’s small town ambiance, and enhance the streetscape. The proposed modifications and improvements would focus attention on the front of the building, increasing the aesthetic visualization. Staff concluded that the proposed exterior modifications were generally consistent and compatible with other improvements in the “OTD” Old Town District, were consistent with the adopted “OTD” Old Town District guidelines and would return the building to a more historic architectural period in character. Staff recommended approval as submitted subject to any additional conditions the Planning & Zoning Commission may recommend.

Vice Chairman Cary asked if the commissioners had any questions. Commissioner Wright asked what the materials would be consistent of. Several individuals were speaking in the audience, Commissioner Delich asked if Vice Chairman Cary could please ask them to approach the podium and state their name.

Alex Isglasis, the applicant, approached along with Phillip Wassmer, the contractor. Commissioner Scott was concerned the historical features more resembled Greece than Parkville. The applicant stated that the design was classical albeit not Midwest. Commissioner Scott was concerned over the signage requirement and if the windows would be used as advertisements. The applicant explained the new sign would be flat against the building and not protruding as it is currently. Mr. Isglasis also stated that the windows would be used for display as they currently are being used for. Several Commissioners were concerned over whether or not the planters would be removed or remain in place.

The applicant stated the picture that City staff had presented to the Planning Commission earlier was not the final design that will be implemented. The Commission questioned the applicant on what the design was and what would be staying and what they would be removing. Concerns were raised about the center post being removed and if the additional two columns, depicted in the original drawing

submitted, would be used and if they were structurally sound. Additionally, the Planning Commission asked if the two columns would sit on top of the concrete pad on-site, or be fixed into the concrete. Several Commissioners stated their concerns that structural details would need to be addressed and how they didn't have the most current drawings or documents showing what the applicant was seeking approval for. The Commissioners stated they support enhancement to Parkville's downtown area, but would need more information prior to giving an approval of the application. Discussion continued over the columns, structural integrity of the roof and sidewalk.

Vice Chairman Cary asked if the Commission would entertain a motion.

Commissioner Delich moved to postpone the application, and recommended the applicant re-submit the application with information on structural and design. Commissioner Scott Seconded. Motion passed 8-0.

Chairman Katerndahl & Commissioner Wassmer re-entered the room.

6. **UNFINISHED BUSINESS**

None.

7. **OTHER BUSINESS**

A. **Missouri American Water Treatment Plant-**

Community Development Director Lachky stated that there would be a future work session coming for the proposed new Missouri American Water Treatment Plant located along FF Highway.

B. **Upcoming Meetings & Dates of Importance:**

- Planning Commission Work Session-*immediately following this meeting.*
- Board of Zoning Adjustment Meeting: Tuesday, April 26th, 2016 at 5:30 pm
- Board of Aldermen Meetings: Tuesday, April 19, 2016 and Tuesday, May 3rd, 2016 at 7:00 pm
- Planning & Zoning Commission Regular Meeting: Tuesday, May 10th, 2015 at 5:30pm.

Chairman Katerndahl asked if staff could provide the Planning Commissioners the date of the 45 Highway Corridor Open house as well as any other upcoming open house events.

8. **ADJOURNMENT**

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

Commissioner Krtek moved to adjourn, Commissioner Scott seconded. Motion passed: 8-0. Meeting adjourned at 6:52 p.m.

Submitted by:

Kelly Yulich
Community Development Department Assistant

2-10-16
Date