

**Minutes of the
Planning & Zoning Commission Special Meeting
City of Parkville, Missouri
Thursday, April 16, 2020 at 1:30pm
City Hall Boardroom**

1. CALL TO ORDER

Chair Katerndahl called the meeting to order at 1:30 p.m.

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman

John Delich

Walt Lane

Barbara Wassmer (absent with notice)

Doug Krtek

Kim Verhoeven (absent with notice)

Michael Wright

Allyson Berberich

Michael Lee (absent with notice)

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 April 19, 2020 Planning & Zoning Commission regular meeting

Agenda.

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

The agenda was approved by a vote of 6-0.

**B. Approval of the minutes from the February 11, 2020 regular meeting of the
Planning & Zoning Commission.**

Chairman Katerndahl called for additional comments or questions. Commissioner Delich noted corrections needed.

The minutes were approved with corrections by a vote of 6-0.

4. UNFINISHED BUISNESS

A. None.

5. PUBLIC HEARING

A. None.

6. REGULAR BUSINESS

- A. Application for Final Development Plan for Burger King, a drive-thru restaurant on Lot 2 of Creekside Commons, a planned development for commercial uses generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. *Case No. PZ20-09; Roger Franz, Net Lease Development, Applicant*

Chairman Katerndahl introduced the item and asked Director Lachky to present. Director Lachky pointed out that the Development Team was present on the call. He shared his screen and displayed the preliminary development plan. Lachky explained the changes in the final development plan and said the application was for Lot 2. Director Lachky displayed the site plan and provided staff review feedback. He said that the subject property was zoned "B-2-P" and that staff concluded the site plan conformed to the use allowances permitted. He reviewed access, parking and layout, which met the requirements.

Director Lachky addressed signage and outdoor lighting. He said a photometrics plan was provided and showed the little spillover on adjacent property parcels within the Creekside Commons commercial development. He said that the landscaping plans provided additional vegetation/shrubbery along the edges of the east and west parking lot stalls to prevent headlights of parked cars from shining into adjacent properties across MO-Hwy 45.

Lachky said that the proposed design for the drive-thru restaurant utilized a modern canopy design with steel columns clad with brake metal, accented by aluminum along the glass windows. The façades of the building would consist of beige and woodgrain colors, accented by brick along the base of the building, and red LED light band along the roof of the building. He addressed connectivity. He described the location of the sidewalk and crosswalk along with the reasoning for the change. He said the initial plan included a sidewalk along the north side of Round Tripper but grading made it difficult. He said staff worked with the developer and determined the east side was the best location.

Director Lachky noted that the Public Works Department requested to review the proposed retaining wall and its structural calculations during the construction permit phase of the project and of the proposed curb grated inlet in the parking lot during the construction permit phase of the project to ensure proper rating to withstand a parked motor vehicle.

Director Lachky introduced the engineer and asked him to present on the request.

Roger Frantz explained the design and said that it was the latest prototype done in a way that alleviated stacking. He reviewed the color scheme and layout. He said he was available for questions from the Commission. There were no questions.

Director Lachky addressed the proposed Sign Variance request. He said that the proposed sign did not meet the "B-2" General Business District signage standards for size, height and area allowance listed on Table 409-2: Sign Allowances; therefore, the applicant has requested a variance be granted by the Planning and Zoning Commission per the "-P" master planned development process outlined in Section 403.040. He presented the sign code, the background of the types of signs and explained Pole Sign regulations. He illustrated those that were allowed and prohibited. The applicant's original request was for a 35' Pole Sign. Lachky said the Planning Commission had the ability to approve

deviations variances through the Final Development Plan process. He illustrated similar signs to the proposed signs along with four proposed sign options. Lachky explained that staff received feedback from Chairman Katerndahl and learned that the Commission's preference was not for a Pole Sign. In response, the developer changed the proposed sign from a pole sign to a monument sign. Director Lachky illustrated signs around the area for the franchise and said that staff did not recommend approval or denial and deferred discretion to the Commission. He reviewed the specifications of the revised sign, code allowances and illustrated similar sign images.

Roger Frantz said that major factor for the application was that the sign would provide the ability to be seen at the 435 interchange. He provided insight into the discussion with corporate and said that the decision was to revise the sign to the traditional monument sign.

Developer, Brian Mertz, generally explained the process and considerations that were made during the application and review process.

Detailed discussion focused on proposed sign options, setbacks (positioning), visibility (location), the possibility of future variance requests and setting a new precedent.

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 Burger King, a drive-thru restaurant on Lot 2 of Creekside Commons, a planned development for commercial uses generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, Commissioner Wright seconded. Motion passed: 6-0

Commissioner Delich moved to approve the Sign Variance Request for the 20' sign and 20' setback as shown in the packet for Burger King, a drive-thru restaurant on Lot 2 of Creekside Commons, a planned development for commercial uses generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, Commissioner Lane seconded. Roll call vote – Delich – Y, Wright – Y, Berberich – N, Lane – Y, Krtek – Y, Katerndahl – Y. Motion passed: 5-1.

7. **OTHER BUSINESS**

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, April 21, 2020 and May 5, 2020 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: No meeting in April 2020
- Planning & Zoning Commission Regular Meeting: Tuesday, May 12, 2020 at 5:30 p.m.

8. ADJOURNMENT

Chairman Katerndahl called further discussion. Seeing none he adjourned the meeting.

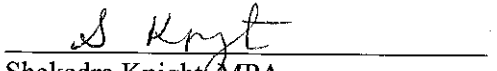
Meeting adjourned at 3:27 p.m.

Submitted by:



Stephen Lachky, AICP
Community Development Director

4-16-20
Date



Shakedra Knight, MPA
Management Analyst/Community Development Assistant

4-16-20
Date