

**Minutes of the
Planning & Zoning Commission Special Meeting
City of Parkville, Missouri
Tuesday, May 5, 2020 at 2:30pm
City Hall Boardroom**

1. CALL TO ORDER

Chair Katerndahl called the meeting to order at 2:30 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

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 May 5, 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 May 5, 2020 agenda, Commissioner Delich seconded. Motion passed: 6-0

B. Approval of the minutes from the April 16, 2020 special meeting of the Planning & Zoning Commission.

Chairman Katerndahl called for additional comments or questions. Commissioner Delich wanted it noted in the minutes that the discussion emphasized that the standard was in the Code. The sign height deviation for Agenda item 6A was considered due to the special circumstances and location.

Commissioner Delich moved to approve the April 16, 2020 special meeting minutes with the added note, Commissioner Krtek seconded. Motion passed: 6-0

4. UNFINISHED BUISNESS

A. None.

5. PUBLIC HEARING

A. None.

6. REGULAR BUSINESS

Application for Subdivision – Final Plat for The Woods At Creekside First Plat, a subdivision (5.27 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Mo. *Case No. PZ20-12; Brian Mertz, Parkville Development 140, LLC, Applicant*

Chairman Katerndahl introduced the item and asked Director Lachky to present. Director Lachky illustrated the subject property and explained that the application was for the first subdivision of the area, which was approximately 25 lots.

Director Lachky reviewed the final plat criteria. He said that there were revisions from the original layout and design, and that they were not substantial. Lachky illustrated the revised layout and design and explained that changes were due to the existing creek. The applicant shifted Homer Parkway to run adjacent along Brush Creek; thus, removing all local streets and single-family home lots to the east of Homer Parkway from the final plat. He explained that the revisions altered the layout of The Woods at Creekside reducing the number of lots from the preliminary development plan to the final development plan by a total of three. An additional pool, clubhouse and additional tract of dedicated open space would also be added.

Director Lachky said that the specifications of the proposed streets and easements met the City's standards. He said that City Code required the applicant to post a maintenance bond for the roads that would eventually be accepted as public roads. He explained the purpose was to get guarantee against defects for a two-year period. The roads would be inspected by the City Inspector before they were accepted. He added that traffic flow and emergency vehicle access improved with the revisions.

Lastly, Director Lachky said that the City Engineer and the Fire Marshall had no issues following their review. He gave staff's recommendation and said he was available for questions.

Chairman Katerndahl called for questions.

Commissioner Delich spoke in favor of the revised plan.

Discussion focused on the whether the revised plan impacted the surrounding development, the lot sizes and zoning, and stormwater management.

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

Commissioner Delich moved to approve the Application for Subdivision – Final Plat for The Woods At Creekside First Plat, a subdivision (5.27 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Hwy 45 in Parkville, Mo., Commissioner Wright seconded. Motion passed: 6-0

7. OTHER BUSINESS

A. Six At Park Update

Director Lachky explained that the purpose of the update was to address concerns from the Commission due to the project completion not aligning with the approved development plan. Lachky reviewed the site plan and the approval process that took place in April 2018. He addressed the issues that were discussed by the Commission prior to approval, which were building access, landscape and pedestrian features, and the added condition of a traffic study. Lachky illustrated renderings of the masonry wall proposed in preliminary development and the revised final development plan that did not include the wall following Missouri Department of Transportation's (MoDOT) Traffic Impact Study. He said that the intended purpose of the wall was to help prevent light spillover from motor vehicle headlights and to accommodate minor grade change. He added that the City did have the authority to require the elements in the plan be implemented.

Director Lachky invited Steve Foutch to participate in the discussion and explain why things were changed. Foutch stated he was not heavily present during the design meetings and that his engineers were not available for today's meeting. He explained the most of the changes came about with the MoDOT requirements that altered the sidewalk, elevation and façade. He said that the storm drain was under the existing landscape and, in the event it had to be accessed, anything built over it would have to be ripped up. Foutch stated the bike racks and seating would be installed as planned.

Chairman Katerndahl said he was more amenable to going with the existing design since learning about the storm drain issue.

Commissioner Delich pointed out potential issues with long-term maintenance and cutting grass against the brick and glass. He addressed the contrast in appearance versus the approved design and asked the developer if there was something that could be done to make the existing design look more aesthetically pleasing.

Foutch stated that staff discussed that he needed to complete foundation planting up against the brick and that he could wrap that around to the west and cover the gas meter. Chairman Katerndahl asked what about the glass? Foutch stated that he could pull back the grass and install plantings along there as well.

Commissioner Delich requested that the developer rethink the surface area in search of something better than mulch and foundation planting. He commended the original design and stated the existing design was very plain in comparison. He again urged the developer to reconsider and improve the design to closer resemble the original. Foutch responded that he would consult with his engineers and that he believed he had maxed out impermeable surface allowance. Delich recommended a raised bed of some kind. He provided additional options that accommodated removing the grass and maintaining it and instead, putting in softscape, bushes and seasonal plants.

Commissioner Wright commented that he really liked the approved design and was dismayed by the drastic changes with the existing one. He said that he was strongly in favor of reverting back to something more similar to what was approved back in April of 2018.

Discussion ensued regarding the location of the existing storm drain, depth, size and materials.

Commissioner Lee asked whether the Commission was voting on the matter.

Director Lachky explained that today's discussion to get feedback from the Commission on what they would like to see as Foutch looks for ways to implement some of the features in the final development design with the new layout from MoDOT's design, prior to issuing the Certificate of Occupancy. He said he would update the Commission on the developer's feedback to staff and that there may be another meeting to discuss options.

Commissioner Wright stated that he and Delich were asking Foutch to go back and look at the entire western boundary of the property along the parking lot and the building. Chairman Katerndahl agreed and added that there needed to be some type of barrier for residents across the street. He explained that the building was at a signature location and that it was worth the extra effort to get as close to what the Commission approved as possible.

Commissioner Wright commended the building design and congratulated Foutch on it. He stated that the urban design and how it met the community was just as important as the building itself.

Commissioner Delich commented that the cost associated of the masonry wall and the original design had not been expended and that he felt it should be distributed to the north side of the building and the frontage.

In response to Commissioner Delich, Steve Foutch stated that he was about a quarter of million dollars upside down on the project as a result of implementing MoDOT requirements.

Delich expressed sympathy to Foutch's position. He stated that their obligation was to the City and that the building demanded something more elegant than what existed.

Chairmen Katerndahl recapped staff's plan moving forward.

Commissioner Krtek pointed out that initially, it was discussed at length, that there could not be an entrance on the west side of the building due to traffic and speed. Now, there were three entrances on that side. He asked what prompted that change.

Foutch stated that there were three individual tenant entrances on the west side and that the main entrance was on the south side. He said the west entrances allowed for daytime hours or night time lobby hours. Delich stated that was materially different from what he expected.

The final development plan and revised plan were illustrated as Foutch pointed out what was approved. Delich stated he felt like there was a bait-and-switch with the project.

Chairman Katerndahl commented that there was a combination of MoDOT's efforts

City Attorney said building official could not approve deviations from what the Commission approved.

Discussion ensued regarding altering the existing the three entrances on the west side and the intent.

Chairman Katerndahl stated things seem to keep evolving and the Commission did not seem to be involved. The existing design is not what he envisioned. He restated developer's plan to meet with the architects and come back before the Commission with a more attractive street scape along the northwest corner and down the west side of the property.

Commission Krtek pointed out that property was not sprinkled and could cause the grass to turn brown.

Director Lachky stated that development was unique because it was planned. He said staff could make exceptions regarding hardscaping and green space and that was within the Commission's authority.

Chairman Katerndahl called for additional questions. Seeing none he read the upcoming meeting dates.

B. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, May 5, 2020 and May 19, 2020 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: No meeting in May 2020
- Planning & Zoning Commission Regular Meeting: Tuesday, June 9, 2020 at 5:30 p.m.

8. **ADJOURNMENT**

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

Meeting adjourned at 3:49 p.m.

Submitted by:


Stephen Lachky, AICP
Community Development Director

5-5-20
Date

Shakedra Knight, MPA
Management Analyst/Community Development Assistant

5-5-20
Date

