

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, June 11, 2019 at 5:30pm
City Hall Boardroom**

1. CALL TO ORDER

Chair Katerndahl called the meeting to order at 5:33 p.m.

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman

John Delich

Walt Lane

Barbara Wassmer (absent with prior notice)

Doug Krtek

Kim Verhoeven (absent)

Michael Wright

Allyson Berberich

Michael Lee

A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky/Community Development Director

Shakedra Knight /Management Analyst/Community Development Assistant

3. GENERAL BUSINESS

A. Approval of June 11, 2019 Planning & Zoning Commission meeting Agenda.

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the agenda.

Commissioner Krtek moved to approve the agenda, Commissioner Delich seconded.

Motion passed: 7-0.

B. Approval of the minutes from the April 9, 2019 Planning & Zoning Commission meeting.

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the minutes.

Commissioner Krtek moved to approve the April 9, 2019 meeting minutes,

Commissioner Delich seconded. Motion passed: 7-0.

4. UNFINISHED BUSINESS

A. None

5. PUBLIC HEARING

- A. Application for Zoning Map Amendment for 15201 NW Brink-Myer Rd. (Platte County parcel #20-4.0-19-000-000-007.000; 1.56 acres, more or less) from Platte County "AG" Agricultural District to Parkville City "R-4-P" Mixed-Density Residential, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. #PZ18-15E; Jon Runyan and Bob Becker, Creekside Commons, LLC, Applicant

Chair Katerndahl encouraged proper decorum, read the first item and then turned the meeting over to Director Lachky. Lachky explained that both applications from the applicant would be presented together. He identified the subject property on the map and provided a background on the zoning. Lachky explained why the rezone was requested, changes from the initial proposal and pool relocation. He illustrated the preliminary development plan and pointed out the changes including demolition and removal of the existing home, relocate the clubhouse and pool and construct two additional apartment buildings. Lachky illustrated a summary table with the changes as a result of the amendment.

There was brief discussion on the pool relocation and density.

Lachky addressed the updated landscape plan and parking. He illustrated an aerial view of the subject property and addressed district uses. Director Lachky reviewed staff's findings and read the recommendation.

There was discussion on grading and the pool location.

Chair Katerndahl asked whether the Commission had questions for staff. Seeing none he invited the applicant to speak.

Applicant Jon Runyan explained the decision of the pool location. He showed images of the pool and clubhouse of another development he did.

There was discussion on the parking near the clubhouse and development on the proposed rezone property.

Chair Katerndahl opened the meeting for public comment. Seeing none called for additional questions from the Commission.

Commissioner Berberich asked clarification on land ownership of the subject property. Director Lachky said it was Clarence Housh. He said Mr. Housh met with staff and was in support of the proposed development.

Commissioner Lee stated he would prefer to see the pool and clubhouse more internal to the development.

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

Commissioner Wright moved to approve the Application for Zoning Map Amendment for 15201 NW Brink-Myer Rd. (Platte County parcel #20-4.0-19-000-000-007.000; 1.56 acres, more or less) from Platte County "AG" Agricultural District to Parkville City "R-4-P" Mixed Density Residential, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. Commissioner Delich seconded.

6 AYES – KATERNDAHL, DELICH, WRIGHT, KRTEK, BERBERICH, LANE - 1 NAY - LEE BY ROLL CALL VOTE. 6-1 VOTE TO RECOMMEND ITEM TO BOARD OF ALDERMEN.

- B. Application for Preliminary Development Plan for an amendment to The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on 43.42 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. #PZ18-15F, *Jon Runyan and Bob Becker, Creekside Commons, LLC, Applicant*

There was discussion on Planning Commission review for the final development application.

Commissioner Delich moved to approve the Application for Preliminary Development Plan for an amendment to The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on 43.42 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152 with the added condition that the Application for Final Development be reviewed by the Planning and Zoning Commission and the applicant is not given the option to bypass the Commission during the final development process. Commissioner Wright seconded.

5 AYES – KATERNDAHL, DELICH, WRIGHT, KRTEK, LANE - 2 NAYS – BERBERICH, LEE BY ROLL CALL VOTE. 5-2 VOTE TO RECOMMEND ITEM TO BOARD OF ALDERMEN.

- C. Application for Text Amendment to Parkville Municipal Code, Title IV, Section 409.060, Subsection C. Electronic Message Signs. *Case # PZ19-04; City of Parkville, Applicant.*

Director Lachky gave the background on electronic message center's (EMCs) in the city. He provided Park University's EMC approval process as an example. He gave the history of EMC requests from Parkville Presbyterian and references minutes from past discussion. Staff researched other cities and found EMC's were permitted in non-residential districts with the condition that the purpose was non-residential. Lachky gave examples of non-residential uses. He presented the current code text and the proposed text to include allowing EMCs in residential districts.

Discussion focused on the process that allowed existing EMCs in residential districts and conditions for which EMCs could be allowed in residential districts.

Johanna Strother with the Parkville Presbyterian Church said the church wanted an EMC with the intent of providing a service to the community by announcing special events and road and safety hazards.

Discussion focused on the impact an EMC would have on neighboring properties, suggested conditions and language in the text amendment.

Commissioner Delich moved to continue the Application for Text Amendment to Parkville Municipal Code, Title IV, Section 409.060, Subsection C. Electronic Message Signs to the next Planning & Zoning Commission meeting, Commissioner Wright seconded. ALL AYES: MOTION PASSED: 7-0.

Chairman Katerndahl announced a 5 minute break.

6. REGULAR BUSINESS

- A. Application for Final Development Plan for APEX Plaza – Lot 3, a planned 6,000 sq. ft. building for retail/restaurant uses on 1.78 acres, more or less, generally located at the northwest corner of the intersection of Hwy 45 and N Melody Lane. *Case # PZ17-02E; Dan Carr, CBC Parkville, LLC, Applicant.*

Director Lachky gave an overview of the application and history of the project. He illustrated the proposed development and detailed the proposed structure and landscaping. He pointed out changes from the preliminary plan which included the sidewalk access being tied into 45 Highway and trash enclosure being moved. Director Lachky reviewed the conditions and gave staff's recommendation.

Chairman Katerndahl called for questions.

Director Lachky illustrated the change to the right-in right-out turn on Melody Lane.

Chairman Katerndahl invited the applicant to speak.

John Davis spoke on behalf of CBC Real Estate. He explained the timing on the landscaping was delayed and that permanent landscaping would not have the grandeur until the project is complete.

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

Commission Delich moved to approve the Application for Final Development Plan for APEX Plaza – Lot 3, a planned 6,000 sq. ft. building for retail/restaurant uses on 1.78 acres, more or less, generally located at the northwest corner of the intersection of Hwy 45 and Melody Lane. Commissioner Wright seconded. ALL AYES: MOTION PASSED: 7-0.

- B. Application for Final Plat for Meadows At Creekside, 1st Plat, a subdivision in the City of Parkville, Platte County, Missouri. *Case # PZ18-15D; Parkville Development 70, LLC, Applicant.*

Director Lachky said the preliminary plat was approved by the Board of Alderman and that this application was a part of the final step. He added that this was the first phase. He said staff has met extensively with the applicant and consulted with the City Engineer, Platte County Regional Sewer District and the Fire Marshall. It was determined that all streets and sewers meet City standards. Lachky gave staff recommendation.

Brief discussion focused on plat changes.

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

Commissioner Wright moved to approve the Application for Final Plat for Meadows at Creekside, 1st Plat, a subdivision in the City of Parkville, Platte County, Missouri. Commissioner Delich seconded. ALL AYES: MOTION PASSED: 7-0.

7. **OTHER BUSINESS**

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, May 21, 2019 and June 4, 2019 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: April 23, 2019.
- Planning & Zoning Commission Regular Meeting: Tuesday, May 14, 2019 at 5:30 p.m.

8. **ADJOURNMENT**


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

Commissioner Krtek moved to adjourn, Commissioner Wright seconded. Motion passed: 7-0. Meeting adjourned at 7:52 p.m.

Submitted by:


Stephen Lachky
Community Development Director

6-11-19
Date


Shakedra Knight
Community Development Assistant/Management Analyst

6-11-19
Date

