

**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Tuesday, June 12, 2018 at 5:30pm  
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  
Walt Lane (absent with prior notice)  
Barbara Wassmer  
Doug Krtek  
Shane Smeed  
Kim Verhoeven (absent with prior notice)  
Michael Wright

A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky /Community Development Director  
Shakedra Knight /Assistant to Director of Community Development

**3. GENERAL BUSINESS**

**A. Approval of June 12, 2018 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 Wassmer seconded. Motion passed: 7-0.**

**B. Approval of the minutes from the May 8, 2017 Planning & Zoning Commission meeting.**

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

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

**4. UNFINISHED BUISNESS**

A. None

## 5. PUBLIC HEARING

- A. Application for a Conditional Use Permit (CUP) to construct a new public utility water well along the Missouri River, generally located in the southwest corner of Platte Landing Park, 300 South Main St., Parkville, Mo.

Chairman Katerndahl introduced the item and then asked Director Lachky to present. Lachky illustrated a map of Platte Landing Park and gave a background on the applicant's request. He explained that the typical lifespan of a well was 20-30 years and, as service needs increased, new wells would be needed. The applicant negotiated with the county for easements for future wells. He said the city acquired and now owned the land. Lachky explained that one well had been replaced, another was decommissioned and that there were three wells to date. He detailed the process staff took in working with the applicant to select a site for the new well and noted the considerations of location away from the 5k/10k course and screening options that were addressed in doing so. Current zoning, area plans, and the Parks Master Plan were reviewed in considering the application. The applicant created a concept plan for screening and the Community Land and Recreation Board will review the applicant's request to provide specific recommendations regarding tree species. The subject property is in the floodway and additional regulations were reviewed. It was pointed out that an application for variance would not be needed unless the applicant was unable to get a no-rise certification. The CUP request was made for twenty years considering the lifespan of wells. Staff's recommended approval of the applications with the added conditions of the twenty-year timeframe and screening.

Discussion ensued regarding erosion control, current and future landscaping, and intention for existing wells.

Chairman Katerndahl invited the applicant to speak. Roger Sparks with Missouri American Water introduced himself. He stated he was in agreement with whatever landscaping CLARB suggested and explained frustrations with the current screening. He also explained the plans to remove the decommissioned wells and erosion control plans.

Chairman Katerndahl opened the meeting for public comment.

Resident Tom Hutsler asked why the subject property location was selected for the well. The applicant answered that attractive geology and the easements were already negotiated were the reasons the location was chosen.

Chairman Katerndahl called for additional comments. Seeing none he closed the public hearing.

Discussion ensued regarding the condition of the culvert and crossing as a result of the Missouri American Water project.

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

**Commissioner Delich moved to approve the Application for Conditional Use Permit (CUP) to construct a new public utility water well along the Missouri River, generally located in the southwest corner of Platte Landing Park, 300 South Main St., Parkville, Mo. subject to staff recommendations and the resolution of issues regarding right of way taken and issues with engineering detailing and complying with standards. Commissioner Wright seconded. Motion passed 7-0.**

Director Lachky explained the item would go before the CLARB the following day and the focus would be on aesthetics. The item would then be considered on the June 19, 2018 Board of Aldermen meeting.

## **6. REGULAR BUSINESS**

A. None

## **7. OTHER BUSINESS**

A. Mural Discussion

Community Development Assistant Knight explained the need to develop language in the Development Code to address mural standards and introduced the discussion. Director Lachky detailed the options to consider and discussion ensued regarding the matter.

B. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, June 19 and July 3, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: June 26, 2018
- Planning & Zoning Commission Regular Meeting: Tuesday, July 10, 2018 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 Delich seconded. Motion passed: 7-0. Meeting adjourned at 6:30 p.m.**

Submitted by:

  
\_\_\_\_\_  
Stephen Lachky  
Community Development Director

6-12-18  
Date

  
\_\_\_\_\_  
Shakedra Knight  
Community Development Assistant

6-12-18  
Date