

**Minutes of the
Planning & Zoning Commission Special Meeting
City of Parkville, Missouri
Monday, August 12, 2019 at 5:30pm
City Hall Boardroom**

1. CALL TO ORDER

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

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman

John Delich

Walt Lane

Barbara Wassmer

Doug Krtek

Kim Verhoeven (absent)

Michael Wright

Allyson Berberich (absent with prior notice)

Michael Lee

A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky/Community Development Director

Zack Martin/Community Development Intern

3. GENERAL BUSINESS

**A. Approval of August 12, 2019 Planning & Zoning Commission special meeting
Agenda.**

Chairman Katerndahl called for questions.

Commissioner Wright noted an error on page 5 & 6 referencing "I-432" meaning I-435.

Error was noted and agenda was approved.

**Commissioner Krtek moved to approve the agenda as presented, Commissioners
Delich and Wright seconded. Motion passed: 6-0.**

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

Chairman Katerndahl called for questions.

Commissioner Delich addressed item B, referencing an issue with the process of preliminary development. He proposed that staff provide a checklist to Commissioners to verify requirements were completed. Discussion ensued with a goal of a checklist being provided by the October meeting.

Commissioner Delich moved to approve the July 9, 2019 meeting minutes as amended, **Commissioner Wassmer** seconded. Motion passed: 6-0.

4. UNFINISHED BUSINESS

None.

5. PUBLIC HEARING

A. None.

6. REGULAR BUSINESS

- A. Application for subdivision – final plat for Creekside Village, a subdivision in the City of Parkville, Platte County, Missouri. *Case # PZ18-17J; Parkville Development 140, LCC, Applicant.*

Director Lachky provided an overview on the final plat, noting changes from the plan presented in November including the removal of a residential area in the central portion of the development and the realignment of a street. The plans have gone through staff review.

Chairman Katerndahl opened up the floor for questions.

Discussion focused on the significant changes made since the November presentation and questions regarding traffic management were brought up by Commissioner Wassmer. Steve Warger of Parkville Development addressed those concerns.

The issue of consistency of documents was raised again by Commissioner Delich.

Patricia Jensen of Rouse Frets Law Firm came forward to respond.

Chairman Katerndahl notes that Commissioner Lane has arrived and is a part of the discussion and vote.

Chairman Katerndahl makes the motion to approve application for subdivision – final plat for Creekside Village, a subdivision in the City of Parkville, Platte County, Missouri. *Case # PZ18-17J; Parkville Development 140, LCC*, subject to updates discussed and completed for the Board of Aldermen meeting, as well as future changes in the development be shown and presented in their entirety. Seconded by **Commissioner Wassmer**. Item is approved 6-0 (**Commissioner Delich** abstained).

6 AYES – KATERNDAHL, WRIGHT, WASSMER, KRTEK, LANE, LEE – 1 ABSTAIN – DELICH: MOTION PASSED 6-1

- B. Application for final development plan for Old Town at Creekside Phase I, a subdivision in the City of Parkville, Platte County, Missouri. *Case # PZ18-16C; Parkville Development 38, LLC, Applicant.*

Director Lachky provided an overview on the final development plan.

Chairman Katerndahl opened up the floor for questions.

Commissioner Wright brings up the questions of how deliveries were made to the commercial locations within the developments based on the current street layout, additionally there was a question about access to electrical meters in the buildings. These questions were answered by Steve Warger and Brian Mertz.

Commissioner Lee asked about garbage disposal in the facilities. Brian Mertz responded.

Chairman Katerndahl noted that Commissioner Berberich had joined the proceedings and had been a part of the discussion.

Commissioner Wright moved to approve the application for final development plan for Old Town at Creekside Phase I, a subdivision in the City of Parkville, Platte County, Missouri. Case # PZ18-16C; Parkville Development 38, LLC with the recommendation of adding staff conditions. Commissioner Delich seconded.

ALL AYES: MOTION PASSED 8-0

7. OTHER BUSINESS

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, August 20, 2019 and September 3, 2019 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: August 27, 2019.
- Planning & Zoning Commission Regular Meeting: Tuesday, September 10, 2019 at 5:30 p.m.

8. ADJOURNMENT

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

Commissioner Delich moved to adjourn, Commissioner Wright seconded. Motion passed: 8-0. Meeting adjourned at 7:22 p.m.

Submitted by:



Stephen Lachky
Community Development Director

8-12-19
Date



Zackary Martin
Community Development Intern

8-12-19
Date