

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, September 13, 2016 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

Barbara Wassmer

Doug Krtek

Shane Smeed

Commissioners Absent:

Michael Wright

Kim Verhoeven

A quorum of the Planning Commission was present.

Staff Present:

Stephen Lachky / Community Development Director

Alysen Abel / Public Works Director

Shakedra Knight / Community Development Department Assistant

4. GENERAL BUSINESS

A. Approval of Planning & Zoning Meeting Agenda.

Chairman Katerndahl called for any discussion of the proposed agenda. Seeing none Chairman Katerndahl called for a motion to approve the agenda as proposed.

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

B. Approve the minutes from the August 9, 2016 Planning and Zoning Commission meeting.

Chairman Katerndahl called for any discussion of the minutes or changes needed. Seeing none Chairman Katerndahl called for a motion to approve the minutes as proposed.

Commissioner Wassmer moved to approve the minutes, Commissioner Krtek seconded. Motion passed: 7-0.

C. Approve the minutes from the August 9, 2016 Special Workshop meeting.

Chairman Katerndahl called for any discussion of the minutes or changes needed. Seeing no other questions, Chairman Katerndahl called for a motion to approve the minutes as proposed.

Commissioner Delich moved to approve the minutes, Commissioner Wassmer seconded. Motion passed: 7-0.

4. PUBLIC HEARING

- A.** Application for Zoning Map Revision (Rezoning) for two parcels containing 1.09 acres, more or less, generally located at 10530 Highway FF, from County "PI" Planned Industrial District to "R-2" Single-Family Residential District. *Case #PZ16-02F; Missouri American Water, Applicant*

Chairman Katerndahl stated the Commission's familiarity with the project and called for a brief summary of the new updates.

Stephen Lachky provided an update reviewing information covered at the August 9, 2016 hearing. Missouri American Water Company requested approval of three (3) parcels, two (2) in Platte County. At the September 6, 2016 Board of Alderman meeting the Voluntary Annexation was unanimously approved (9-0) on first and second readings.

Lachky illustrated the proposed "R-2" property requested to be rezoned and stated it was related with the final site plan/development plan. He concluded the proposed "R-2" Single-Family Residential District zoning is not out of character with the surrounding zoning and would not significantly impact the zoning or character of the area, effects could be mitigated through the plan review process for the revised preliminary site plan/development plan, and that it would be a hardship to the property owner if the property is not allowed to be rezoned to a City district since the property cannot be developed under existing County zoning.

Following review, staff recommended approval of the application for Zoning Map Revision.

Chairman Katerndahl opened the floor for questions. Seeing none he called for a motion to approve the Zoning Map Revision as proposed.

Commissioner Delich moved to approve the Zoning Map Revision as proposed, Vice Chairman Cary seconded. Motion passed: 7-0.

5. REGULAR BUSINESS

- A.** Application for the Parkville Plant Subdivision – Final Plat, a Subdivision in the City of Parkville, Platte County, Missouri. *Case #PZ16-02C; Missouri American Water, Applicant*

Chairman Katerndahl addressed Lachky for updates regarding the Final Plat.

Lachky explained this application requested platting the three (3) parcels into one (1) and that it must be done in order for any site plan approval or building permits issuance. The primary consideration for approval of the plat is the ability to meet the minimum applicable subdivision regulations and standards for permitted uses, area, width, depth, setbacks, etc. The proposed plat does not include any new streets or easements of access, the applicant identified the existing 20' wide sanitary sewer easement, and no new improvements are proposed as a part of the final plat. Lachky added that more details are included in the staff analysis along with applicable standards and stated staff recommended approval of proposed *Parkville Plant Subdivision, Final Plat, a Subdivision in the City of Parkville, Platte County, Missouri* subject to any conditions deemed necessary by the Planning Commission.

Chairman Katerndahl opened the floor for questions. Seeing none he called for a motion to approve the Final Plat as proposed.

Commissioner Krtek moved to approve the Final Plat as proposed, Commissioner Delich seconded. Motion passed: 7-0.

- B.** Application for Final Site Plan / Development Plan to construct and operate a Water Treatment Facility at 10550 NW FF Highway, Parkville, MO, in a City "R-2" Single-Family Residential District, three parcels containing 11.10 acres, more or less, located approximately 1 mile west of Main St. on NW FF Hwy and abutting NW FF Hwy. *Case #PZ16-02G; Missouri American Water, Applicant*

Chairman Katerndahl called for an update regarding the Final Site Plan/Development Plan.

Lachky provided a brief update. He explained that a public hearing was held on June 12, 2016 regarding a preliminary site plan and unanimously approved by the Commission. Since then the applicant revised the plan addressing concerns by the Commission. The revised plan was unanimously approved at the August 9, 2016 Commission meeting. Lachky then illustrated the changes since the preliminary site plan. He addressed concerns from past discussion. It was recommended that parking spaces be at a 45 degree angle which is reflected on the site plan. Also, as suggested, was the lighting plan with LED mounting walls and pole mounting for the exterior of the site and landscaping. Lachky illustrated the proposed lightening via images provided by the applicant. He also illustrated conceptual imagery of the proposed facility and the architectural details.

Commissioner Wassmer questioned what the roof was made of? Lachky responded he believed it was aluminum and that would be a question for the applicant to answer.

Lachky continued the update addressing the pavement around the site. There was concern over the gravel. The applicant showed that per MODOT standards it will be updated to concrete and then asphalt throughout the interior. Lachky then detailed the required conditions of annexation, rezoning, and tree plantings that were met by the applicant.

Lachky asked Public Works Director, Abel, for an update regarding stormwater, erosion, and sanitary sewer management. Abel stated usage rates for the sewers were obtained and the City engineer was consulted concerning the best sanitary sewer design. The applicant will tap into the City force main and there will be a usage agreement with the City. The City requested easement access to point where Missouri American Water Company will access the main. Also, a usage control monitor was requested. Abel stated the details of design would be worked out before issuance of any construction permits. She stated that erosion control plans are being reviewed and details would be worked out before issuance of any permits, although there are no major concerns. Abel stated Missouri American Water Company is providing a detention pond at the rear of the property and it meets the requirements for storm water detention. A preliminary study was submitted and the City is working with the applicant in regards to the final details. Abel also reported the applicant has met the stormwater treatment requirement and plans to preserve a large majority of the native vegetation for this requirement. She stated there are several additional conditions related prior to site construction permit issuance and the City would work with the applicant to ensure conditions are met.

Lachky added to Abel's update stating staff recommended approval based on site plans received, comments made, revisions submitted, and concerns addressed. Staff concluded the proposed plans met City code, was compatible with objectives of the City's adopted Master Plan, and was generally consistent with the approved preliminary plan.

Staff recommended approval of the final site plan / development plan for Missouri American Water Company, subject to the following conditions:

- Prior to issuance of a site development permit, the developer's engineer shall verify the location of the public force main and associated sewer easements.
- Prior to issuance of a site development permit, the developer shall prepare and execute any additional easements necessary for the existing force main.
- Prior to issuance of a site development permit, the developer and City shall enter into an agreement to serve the subject property.
- Prior to issuance of a site development permit, the developer shall remit payment to the City for the sewer connection fees.
- Concurrent with the issuance of site construction plans, the developer's engineer shall submit sanitary sewer plans for any improvements to the sewer main and associated sewer service connections. The plans shall be reviewed and approved by Public Works prior to the issuance of any site development permits.

- Concurrent with the issuance of site construction plans, the developer's engineer shall submit erosion and sediment control plans. The plans shall be reviewed and approved by Public Works prior to the issuance of any site development permits.
- Concurrent with the issuance of site construction plans, the developer's engineer shall submit a final stormwater management study that includes the details and calculations for the stormwater detention and stormwater treatment facilities associated with the proposed improvements. The study shall be reviewed and approved by Public Works prior to issuance of any site development permits.
- Any other conditions the Planning and Zoning Commission determines are necessary.

Chairman Katerndahl opened the floor for questions.

Commissioner Delich asked the status of the bulk water situation? Lachky replied the applicant is still in the process of finding a location within the City. In the event it is installed on the plant site, per conditions of the Commission, use would be restricted to daytime hours of operation. Lachky added the applicant would have information regarding the pay station.

Chairman Katerndahl invited the applicant up to answer any questions.

Jody Carlson from Missouri American Water introduced himself. He confirmed Lachky's response in regards to the bulk water situation. He indicated they are looking for a place to accommodate customers and if placed on the plant, restrictions would be in place.

Chairman Katerndahl questioned the roof material? Carlson explained he did not have the proper terminology and described the material as membrane, similar to what you would find on a school. Commissioner Delich asked the color. Carlson stated it was white.

Commissioner Delich suggested the applicant consider a more neutral earth-tone color for the building exterior. He explained that from past experience the suggested colors showed less wear over time. He also stated he believed it would be more elegant.

Chairman Katerndahl called for additional questions. Seeing none he called for a motion to approve the Final Site Plan/ Development Plan as proposed.

Commissioner Smeed moved to approve the Final Site Plan/ Development Plan as proposed, Vice Chairman Cary seconded. Motion passed: 7-0.

6. UNFINISHED BUSINESS

A. None.

7. OTHER BUSINESS

A. Upcoming Meetings & Dates of Importance:

- Board of Alderman Meetings; Tuesday, September 20, 2016 at 7:00 p.m. and Tuesday, October 4, 2016 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: Tuesday September 27, 2016- Cancelled-No Agenda Item
- Planning & Zoning Commission Regular Meeting: Tuesday, October 11, 2016 at 5:30 p.m.

8. ADJOURNMENT

Seeing no further discussion, Chairman Katerndahl called for a motion to adjourn.

Commissioner Delich moved to adjourn, Vice Chairman Cary seconded.

Motion passed: 7-0. Meeting adjourned at 6:00 pm.

Submitted by:



Stephen Lachky
Community Development Director

9-13-16

Date