

**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Wednesday, October 10, 2018 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

Keith Cary, Vice Chairman

John Delich

Walt Lane

Barbara Wassmer

Doug Krtek

Shane Smeed

Kim Verhoeven

Michael Wright

A quorum of the Planning & Zoning Commission was present.

*Staff Present:*

Alysen Abel/Public Works Director

Chris Williams/City Attorney

Joe Parente/City Administrator

Nathan Hadley/City On-Call Engineer, Phelps Engineering, Inc.

Shakedra Knight /Management Analyst/Community Development Assistant

**3. GENERAL BUSINESS**

A. None.

**4. UNFINISHED BUISNESS**

E. Application for Zoning Map Amendment for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17A, *Brian Mertz, Parkville Development 140, LLC, Applicant*

F. Application for Preliminary Development Plan for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17B, *Brian Mertz, Parkville Development 140, LLC, Applicant*

- G. Application for Conditional Use Permit for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17C, *Brian Mertz, Parkville Development 140, LLC, Applicant*

Chairman Katerndahl announced the order of business for night. Witnesses were sworn in. Katerndahl opened the public hearing and invited the applicant to present.

Patricia Jensen introduced the development team and then explained their approach for presenting. Jensen showed photos of the property and addressed zoning. Brian Mertz addressed questions from the previous night regarding the size of the project and gave a history of his background. He gave an overview of the Woods at Creekside and addressed greenspace and connectivity.

Chairman Katerndahl asked about the maintenance. Mertz generally explained that the townhomes would be exterior maintenance provided.

- H. Application for Zoning Map Amendment for Creekside Commons, a planned commercial development (consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail and outdoor recreation uses) on 143.15 acres, more or less, generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17E, *Brian Mertz, Parkville Development 140, LLC, Applicant*
- I. Application for Preliminary Development Plan for Creekside Commons, a planned commercial development (consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail and outdoor recreation uses) on 143.15 acres, more or less, generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17F, *Brian Mertz, Parkville Development 140, LLC, Applicant*

Patricia Jensen addressed zoning for Creekside Commons. Brian Mertz addressed revisions to the plans. He generally explained that the baseball fields were the main anchor for the project. He gave specifications, hotel use estimates and explained the demand for baseball.

Commissioner Lane asked what was the difference in the proposed fields and those in the Blue Valley. Brian Mertz said the difference was turf which was unique to the area. He reviewed the trend report, greenspace, landscaping and concluded the presentation.

Discussion ensued regarding population estimates, seating, lighting and spillover of the proposed fields.

Public Works Director Alysen Abel reviewed the proposed residential units, the review criteria and staff findings and conclusions.

Chairman Katerndahl called for questions from the Commission.

Commissioner Wassmer generally stated she wanted to see more greenspace.

Chairman Katerndahl called for additional questions. Seeing none he opened up the public hearing.

- Cory Miller (15815 NW MO-45 Hwy, Parkville) generally spoke about the developer's quality, being a local and liking the artificial turf fields. He attested that the site had been cut for landscaping soil for years. Felt the development would increase nearby property values.
- Greg Coons (200 NE 44<sup>th</sup> St, Kansas City) generally stated that developments faced push back, but people would be pleased when finished. Chapel Ridge development was an asset to Platte County. Affordable housing was necessary so workers can live near their work and millennials needed it. Felt master planned developments were better than piecemeal.
- Jason Maki (6955 NW Scenic Dr, Unincorporated Platte County) generally stated that the development was not "small town ambience." He questioned the baseball availability for the community and proposed remedies for light pollution.
- Tim Albright (18011 NW Jade Ct, Unincorporated Platte County) generally spoke that he did not like the proposed cemetery, had concerns about one route in and one route out and traffic safety at intersection of 45 and Ensign Dr. Concerned about wildlife after the removal of trees, deer strike incidents, light pollutions, more green space and artificial turf.
- Josh Webber ( 14310 NW 63rd St, Unincorporated Platte County) generally stated that he bought his house because of low density, concerned with impact of turf on health and that kids would walk from baseball complex to I-435.
- Holli Starr (6935 NW White Pine Cir, Unincorporated Platte County) generally stated they moved from Riss Lake to Stonegate for more space. Attested they could see Brink Myer Rd from their house, wildlife was present. Suggested covering the spectator areas of the baseball facility, play facility for little kids. Suggested moving the development to intersection of I-435 and MO-152 Hwy. Suggested a snow plow maintenance area.
- Peter Gose (14530 NW 63<sup>rd</sup> St, Unincorporated Platte County) generally stated that PHSD did not know about this development. Felt a cohesive strategies prevented unwanted uses and that Planning Commission's conditions helped development. Appreciated developer working with public. Suggested covering spectator areas of baseball facility.
- Kirk Clore (8075 NW Breckenridge Dr, Unincorporated Platte County) generally stated he liked the cemetery.
- Weston Coble (14435 Summit Cir, Parkville) generally stated there was a lack of greenway, a lack of connectivity between the Residential and the Commercial, did not like the location of the cemetery, did not want a monument sign in backyard of residences, felt there was too much cut, did not feel Parkville needs baseball fields, and did not think these fields could compete with other local facilities.

Chairman Katerndahl called for additional comments. Seeing none he announced a 10 minute break.

Chairman Katerndahl asked the developer to provide details regarding public use. Brian Mertz explained the fields would be private and read a quote that stated "regular exposure and regular play on ground rubber fill athletic fields for the length of one's childhood, did not increase the risks of cancer above levels considered by the state of California to be de minimis". He explained the benefits of synthetic turf on the environment.

Katerndahl asked the applicant to provide more detail regarding topography and fill. Steve Werger provided that information.

Discussion ensued regarding traffic, access and grading.

Discussion ensued regarding the proposed cemetery and allowance standards.

Discussion ensued regarding cut and fill.

Attorney Williams entered the exhibits into evidence.

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

**4E. Commissioner Wright moved to approve the Application for Zoning Map Amendment for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, subject to all staff conditions, and the added conditions that:**

- **City staff verify that cemetery is allowed under R-4-P**

**Commissioner Verhoeven seconded. A Roll call vote passed the motion: 9-0**

**4F. Commissioner Wright moved to approve the Application for Preliminary Development Plan for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, subject to all staff conditions, and the added conditions that:**

- **Developer submit final development plans to the Planning and Zoning Commission**

**Commissioner Delich seconded. A Roll call vote passed the motion: 9-0**

**4G. Commissioner Wright moved to approve the Application for Conditional Use Permit for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, subject to all staff conditions, Commissioner Delich seconded. A Roll call vote passed the motion: 9-0**

**4H. Commissioner Cary moved to approve the Application for Zoning Map Amendment for Creekside Commons, a planned commercial development (consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail and outdoor recreation uses) on 143.15 acres, more or less, generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, subject to all staff conditions, Commissioner Verhoeven seconded. A Roll call vote passed the motion: 9-0**

**4I. Commissioner Delich moved to approve the Application for Preliminary Development Plan for Creekside Commons, a planned commercial development (consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail and outdoor recreation uses) on 143.15 acres, more or less, generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, subject to all staff conditions, and the added conditions that:**

- Design standards include quality hotels, maintained greenspace
- Well maintained greenspace throughout project development
- Up to 20% of parking increased to 10x18 1/2 and maintain the minimum count required by zoning
- Add an axial park extension into the parking lot with a pavilion and playground equipment
- Hotel is limited to a design with only internal quarters
- Developer consider internal vehicular circulation within the Commons area
- Developer submit final development plans to the Planning and Zoning Commission
- Create within Commons area a public park area accessible to ball park visitors and members of the public

**Commissioner Wright seconded. A Roll call vote passed the motion: 9-0**

Patricia Jensen introduced the property and zoning and showed the approved plans by Vertical Ventures. Brian Mertz explained the intent of the developing the lots. He stated they would be similar to those at Kelly Dr. Industrial.

Commissioner Wright asked why change the zoning. Brian Mertz explained that it permitted storage warehouse.

Discussion ensued regarding "I-3" versus "I-2" zoning. The applicant withdrew the applications.

- J. Application for Zoning Map Amendment for Creekside Industrial, a planned industrial development consisting of pad sites for office/service and industrial uses on 48.95 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-18A, *Brian Mertz, Parkville Development 50, LLC, Applicant*
- K. Application for Preliminary Development Plan for Creekside Industrial, a planned industrial development consisting of pad sites for office/service and industrial uses on 48.95 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-18B, *Brian Mertz, Parkville Development 50, LLC, Applicant*

Chairman Katerndahl closed the public hearing.

## **5. REGULAR BUSINESS**

- A. None

## **7. OTHER BUSINESS**

- A. Upcoming meetings & dates of importance:
  - Board of Aldermen Meetings: Tuesday, October 16, and November 6, 2018 at 7:00 p.m.
  - Board of Zoning Adjustment Meeting: October 23, 2018 (canceled)

- Planning & Zoning Commission Regular Meeting: Tuesday, November 13, 2018 at 5:30 p.m.

**8. ADJOURNMENT**

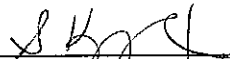
Chairman Katerndahl called further discussion. Seeing none he called for a motion to adjourn.

**Commissioner Delich moved to adjourn, Commissioner Krtek seconded. Motion passed: 9-0. Meeting adjourned at 8:41 p.m.**

Submitted by:

  
 \_\_\_\_\_  
 Stephen LaChky  
 Community Development Director

10-10-18  
Date

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

10-10-18  
Date