

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, November 13, 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 (arrived at 5:32)

Barbara Wassmer

Doug Krtek (arrived at 5:32)

Shane Smeed (absent with prior notice)

Kim Verhoeven

Michael Wright

A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky/Community Development Director

Alysen Abel/Public Works Director

Shakedra Knight /Management Analyst/Community Development Assistant

3. GENERAL BUSINESS

A. Approval of November 13, 2018 Planning & Zoning Commission meeting Agenda.

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

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

Motion passed: 7-0.

B. Approval of the minutes from the October 9, 2018 Planning & Zoning Commission meeting.

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

Commissioner Cary moved to accept the minutes, Commissioner Verhoeven

seconded. Motion passed: 8-0.

C. Approval of the minutes from the October 10, 2018 Planning & Zoning Commission meeting.

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

Commissioner Cary moved to accept the minutes, Commissioner Verhoeven

seconded. Motion passed: 8-0.

4. UNFINISHED BUISNESS

A. None

5. PUBLIC HEARING

- A. 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. #PZ18-18E, *Brian Mertz, Parkville Development 50, LLC, Applicant*
- B. 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. #PZ18-18F, *Brian Mertz, Parkville Development 50, LLC, Applicant*

Director Lachky gave a brief background on the applications. He identified the subject properties and provided the history including zoning and previously proposed and approved designs. He referenced previous staff reports and addressed the Neighborhood Improvement District (NID), RFPs and FAQs. He concluded with a detailed timeline of the application approval process.

Patricia Jensen with White Goss Law Firm handed out copies of the applicant's presentation. She explained the previously withdrawn and resubmitted applications. She presented the area plan, current zoning, and illustrated photos of the subject property. She concluded by stating that the staff report made certain recommendations and the applicant was in agreement with all of those conditions.

Brian Mertz explained that the terrain interfered with development on the subject property and presented the proposal.

Commissioner Cary asked the applicant about limited flex industrial uses. Brian Mertz stated it would have the ability to have a small office component and a warehouse in addition. He provided a similar example of the industrial complex off of Kelly Dr. in Parkville.

Director Lachky showed aerial imagery of the subject property and then reviewed the plans layout, requirements of the new tenants, the proposed grading, and screening. He presented staff review criteria and conditions, signage requirements, and pointed out that an updated traffic impact study was required of the applicant.

Director Lachky addressed questions regarding the rezoning application and the standards with different districts. He reviewed the staff report and then concluded stating staff recommended approval.

Commissioner Lane asked about challenges with utilities and easements. Lachky stated that there were some extension requirements but were no known challenges.

Commissioner Wright whether there was a footprint size limitation on "I-2-P" zoning. Lachky stated there was not one aside from setbacks. He added that the applicant would have to go through the subdivision re-plat process to combine plats.

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

Tim Albright (18011 NW Jade Ct, Platte County). He generally spoke of his reasons for opposition of the proposed development.

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

Discussion ensued regarding the difference in verbiage and standards of "I-1", "I-2" and "I-3" zoning districts.

Discussion ensued regarding growth and development.

Commissioner Delich moved to closed discussion. Commissioner Wright seconded. Motion passed: 8-0

Chairman Katerndahl called for a motion on the proposed application.

Commissioner Wright moved to approve the 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, Commissioner Verhoeven seconded. A Roll call vote passed the motion: 8-0

Commissioner Delich moved to approve the 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, subject to all staff conditions, Commissioner Lane seconded. A Roll call vote passed the motion: 8-0

- C. Application for a Conditional Use Permit (CUP) to operate a Recreation – Indoor, Limited use yoga studio at 102 Main St in Parkville, MO in the "OTD" Old Town District on parcel #20-7.0-35-100-036-013.001 (0.04 acres, more or less), generally located on the west side of N Main St between NW Mill St and W 2nd St. #PZ18-26, *Wendy Landry, Om Prana Yoga, Applicant*

Director Lachky introduced the application and gave the history including similar request in the past. He explained the reason for the request, development code requirements for pedestrian traffic and parking, and reviewed the staff criteria considered. He concluded stating staff recommended approval.

Applicant Wendy Landry addressed the Commission stating that she was requesting approval. She explained the proposed setup and referenced Artisan Studio as an example. Landry gave the

history of her business, its success. Limitations with the current location, her education and experience, detailed the accredited programs offered and concluded stating Om Prana Yoga was an established business with deep roots.

Commissioner Wassmer asked about retail hours. Landry explained they would evaluate pedestrian traffic and set retail hours accordingly.

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

Downtown business owner Kathleen Fasoni (5647 NW Union Chapel) generally spoke about her support for the applicant.

Downtown business owner Michael Fasoni (5647 NW Union Chapel) generally spoke that the retail Ordinance was not good for OTD and gave his reasoning.

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

Commissioner Krtek moved to approve the Application for Conditional Use Permit (CUP) to operate a Recreation – Indoor, Limited use yoga studio at 102 Main St in Parkville, MO in the “OTD” Old Town District on parcel #20-7.0-35-100-036-013.001 (0.04 acres, more or less), generally located on the west side of N Main St between NW Mill St and W 2nd St., for a period of 20 years, subject to all staff conditions, Commissioner Wassmer seconded. Motion: 8-0

6. REGULAR BUSINESS

A. None

7. OTHER BUSINESS

A. Upcoming meetings & dates of importance:


- Board of Aldermen Meetings: Tuesday, November 20, and December 4, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: November 27, 2018 (canceled)
- Planning & Zoning Commission Regular Meeting: Tuesday, December 11, 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 Wright seconded. Motion passed: 8-0. Meeting adjourned at 7:25 p.m.

Submitted by:



Stephen Lachky
Community Development Director

11-13-18
Date



Shakedra Knight
Community Development Assistant

11-13-18
Date