

**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Tuesday, November 14, 2017 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  
Kim Verhoeven  
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 November 14, 2017 Planning & Zoning Commission meeting  
Agenda.**

Chairman Katerndahl pointed out corrected wording in items A and B of the proposed agenda and then called for further discussion. Seeing none he called for a motion to approve the agenda.

**Commissioner Delich moved to approve the agenda as amended,  
Commissioner Krtek seconded. Motion passed: 9-0.**

**B. Approval of the minutes from the October 10, 2017 Planning & Zoning  
Commission meeting.**

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

**Commissioner Smeed moved to approve the minutes, Commissioner Wassmer seconded. Motion passed: 9-0.**

**4. UNFINISHED BUISNESS**

A. None

## 5. PUBLIC HEARING

- A. Application for Zoning Map Amendment for six parcels of land — #20-7.0-35-000-000-001.000 (132.88 acres, more or less), #20-7.0-35-400-006-015.000 (0.26 acres, more or less), #20-7.0-35-400-006-014.000 (5.35 acres, more or less), #20-7.0-35-400-006-016.000 (4.18 acres, more or less), #20-7.0-35-400-006-012.000 (1.15 acres, more or less), and #20-7.0-35-400-006-004.000 (2.30 acres, more or less) — generally located southwest of English Landing Center, west of English Landing Park, and north of the Missouri River from “I-1” Light Industrial District and “I-3” Heavy Industrial District to “PLCD” Parkland and Conservation District. #PZ17-09; *City of Parkville, applicant*

Chairman Katerndahl introduced the item and turned the meeting over to Community Development Director Lachky. Lachky explained the six proposed parcels were recently transferred from Platte County to the city and the goal was to rezone the land. He named initial uses for riverfronts and detailed the history of why the proposed parcels were zoned Industrial. He said riverfronts were primarily industrial which provided port and rail access and planning studies dating back to 1964 established light and heavy industrial uses for the area. He said the land use plan never came to fruition and, instead, the land was used for cultivation and agriculture. Lachky illustrated Ordinance no. 433 – Zoning District Map. He pointed out the proposed land and zoning and said the proposal was to rezone to parkland conservation. Lachky presented staff considerations and analysis. He said the Parkville Master Plan and character of the neighborhood were reviewed. He showed an excerpt from the Parks Master Plan 2016: proposed improvements to Platte Landing Park. Lachky said rezoning the parcels to park land restricted permitted uses to recreation, libraries, museums, art galleries, public service and mobile restaurants. He said the application furthered the intent of the proposed district. City services were currently provided to the area and rezoning would not impact the value or condition of the property. Lachky said if the Commission made a recommendation, staff proposed taking the application to Community Land and Recreation Board for input.

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

Resident Patty Gilmour said she was concerned about the fields on the other side of the Wetlands. She added that she understood the map presented was for future planning and that the meeting was strictly for rezoning.

Katerndahl confirmed the meeting was only for consideration of rezoning to park land.

Bluffs resident, Scott said he was in favor of rezoning and then questioned the Parks Master Plan. Director Lachky answered that there was a 2016 update to the plan which included future development of Platte Landing Park. He said there were community needs not addressed in the previous plan and public input was a part of the future development process. Lachky said the plan contains feedback and the vision of what was adopted through public engagements efforts. He explained the process for approval and the recommending and authoritative

bodies involved. He also said most of the land was in a regulatory floodway and any improvements made must not raise the base flood elevation. City staff would ensure proper measures in that regard.

Commissioner Cary asked whether there was a time issue regarding the proposed amendment. Director Lachky said there was not.

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

**Commissioner Cary moved to approve Application for Zoning Map Amendment for six parcels of land — #20-7.0- 35-000-000-001.000 (132.88 acres, more or less), #20-7.0-35-400-006-015.000 (0.26 acres, more or less), #20-7.0-35-400-006-014.000 (5.35 acres, more or less), #20-7.0-35-400-006-016.000 (4.18 acres, more or less), #20-7.0-35-400-006-012.000 (1.15 acres, more or less), and #20- 7.0-35-400-006-004.000 (2.30 acres, more or less) — generally located southwest of English Landing Center, west of English Landing Park, and north of the Missouri River from “I-1” Light Industrial District and “I-3” Heavy Industrial District to “PLCD” Parkland and Conservation District. Commissioner Delich seconded. Motion passed: 9-0**

- B. Request for text amendment to Parkville Municipal Code, Title IV, Section 405.030 Standards Applicable to All Districts, Table 405-3: Height, Area and Bulk Standards, to amend the front setback building standards for the “R-3” Single-Family Residential district to allow 20 ft. setbacks. #PZ17-23; *City of Parkville, applicant*

Chairman Katerndahl read the item and asked Director Lachky to present it. Lachky said the application was for an amendment to Code and that setback requirements existed for safety, protection and privacy. He added that the primary purpose of front-yard setbacks was to establish private property from public property. Lachky explained the typical use included adequate space for a driveway. He covered initial setbacks and the process that established zoning with setbacks. He noted that although the standards were in place, numerous subdivisions were developed in the city using 20 ft. front-yard setbacks. He provided examples. Lachky said the reason for the proposal was due to future growth. He explained the current process was to request a variance, which went through the Board of Zoning Adjustment (BZA). Variance requests were for hardships and should be used in unusual circumstances. A BZA presence of quorum, public notice, and time consumption were provided as challenges in addressing setback requests. Lachky said staff had discussion with legal counsel and there was no legal reason the request was not allowed. He illustrated local subdivisions with 20 ft. setbacks; he also showed development with 10 ft. setbacks. Staff also discussed the request with Public Works and recognized it would help reduce sprawl and limited new impervious surface which helped with stormwater infiltration. Staff recommended approval of the application.

Commissioner Cary asked clarification that the request was solely for front-yard setbacks. Director Lachky confirmed it was.

Commissioner Wright asked whether the application was driven by a specific request. Director Lachky said staff proposed the request. He explained staff was advised through its consultant against the current process.

Commissioner Delich said the request allowed developers to get more development in a smaller amount of property.

Discussion focused on appropriateness of 20 ft. setbacks in "R-3" districts, current developments with varying setbacks, and consistency.

Resident Patty Gilmour said the 20 ft. setbacks was a good idea and it would help with concrete runoff.

Chairman Katerndahl called for additional public comments. Seeing none, he called for comment from the Commission.

Commissioner Smeed asked the process if the item were not approved. Director Lachky explained the process would continue to go through the Board of Zoning Adjustment.

Discussion focused on variance requests, unique requirements, and approval statistics.

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

**Commissioner Wright moved to deny the request for text amendment to Parkville Municipal Code, Title IV, Section 405.030 Standards Applicable to All Districts, Table 405-3: Height, Area and Bulk Standards, to amend the front setback building standards for the "R-3" Single-Family Residential district to allow 20 ft. setbacks. Commissioner Delich seconded. Motion passed: 9-0**

## **6. REGULAR BUSINESS**

A. None.

## **7. OTHER BUSINESS**

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, November 21, 2017 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: November 28, 2017 - Canceled No Agenda Items
- Planning & Zoning Commission Regular Meeting: Tuesday, December 12, 2017 at 5:30 p.m.

**10. ADJOURNMENT**

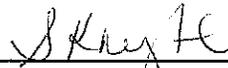
Seeing no further discussion, Chairman Katerndahl called for a motion to adjourn.

**Commissioner Krtek moved to adjourn, Commissioner Wassmer seconded.**  
**Motion passed: 8-0.** Meeting adjourned at 6:21 p.m.

Submitted by:

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

11-14-17  
Date

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

11-14-17  
Date