

**Minutes of the  
Planning & Zoning Commission Special Workshop  
City of Parkville, Missouri**  
Wednesday, April 20, 2016 at 6:00 p.m.  
City Hall Boardroom

**1. CALL TO ORDER**

Chairman Katerndahl called the meeting to order at 6:00 p.m.

Commissioners Present:

Dean Katerndahl, Chairman  
Keith Cary, Vice Chairman  
John Delich  
Doug Krtek  
Pam Scott  
Walt Lane  
Michael Wright

Staff Present:

Stephen Lachky, Community Development Director

Missouri American Water Staff Present:

Kenneth Stecher, Senior Engineer  
Scott Keith, Operations Superintendent II  
Jody Carlson, Senior Manager Field Services and Production Northwest Operation

Note: This workshop was made open to the public and all interested parties were welcome to attend. All items were for discussion only. The Planning & Zoning Commission did not take any action on any workshop agenda item.

**2. WORKING SESSION**

**A. Mo American Water Company**

Chairman Katerndahl called the meeting to order and Community Development Director Lachky welcomed the commissioners and Missouri American Water (MoAW) staff to the working session.

**Background**

Senior Manager Carlson gave a background on the MoAW company and their services provided to residents in the general region. He explained how MoAW has approached the Mayor and City Administrator about their plans, and coordinated with Parkville City staff and the Parkville Economic Development Council (EDC) to tour the existing facility at 101 E 1<sup>st</sup> St. to find potential uses for the site once their company vacates to the new location. Senior Engineer Stecher explained the purpose of the new water plant to serve the community's growing water needs and demands. He added that MoAW isn't constructing a new water plant for a light reason; rehabbing the existing facility is not cost-beneficial.

### **Noise/Smell Concerns**

The Planning Commission if there'd be any substantial noise or smell concerns. MoAW staff said their clarifiers are not that noisy. They said the pumps on the interior of the building are approximately 150 horsepower and are equal to or quieter than the existing facility at 101 E 1<sup>st</sup> St. since they'll have premium efficient motors. Additionally, the plant would not smell like a wastewater treatment plant, and the water has a clean smell since the water is from underground wells and not directly from the river. MoAW staff said the closest smell is of chlorine, though no chlorine is added. They staff said the plant retrieves water from an aquifer about 150 ft. below ground surface — about 75 ft. below the Missouri River. Commissioner Delich asked if the new plant will help prevent lime buildup. Stecher responded the new plant will have a CO<sub>2</sub> system to solve lime buildup.

### **Site Plan**

MoAW staff then showed the preliminary plat and preliminary site plans, and identified the administration building and two silos. They stated the silos will be slightly higher than the building it's next to, roughly 50 ft. tall, but will have to double-check on that figure for the Planning Commission. The facility will also have a coin-operated dispenser for residents outside of the fences area. Senior Engineer Stecher added that the consultant Black & Veatch is helping them out with their site plan design, and that the plan is about 30% complete. Commissioner Scott suggested to have their architects look into the bow trusses on both the operations & engineering building and the process building.

### **Truck Deliveries**

MoAW staff added they've designed the site plan to alleviate noise created by delivery trucks since there will be noise when the plant receives lime deliveries. They've designed the road access to the trucks will pull up on the east side of the building, and designed a turnaround so adjacent properties will not hear any "beeping" noises from the trucks moving in reverse. Lastly, lime deliveries will only occur about every 10-14 days and be between the hours of 8:30 a.m.-2:30 p.m. during the daytime. MoAW staff added that the lime deliveries will be completely contained through a pipe transfer so there will be no dust or debris being exposed to the air.

### **Topography**

MoAW staff then discussed the subject property's topography. The building will sit about 60 ft. below elevation from adjacent properties to the west; additionally, there will be tree screening from the existing trees. Senior Engineer Stecher said they will keep the existing trees and leave the remainder of the land on the subject property (to the north) undeveloped. Additionally, their staff has planned room for future expansion within the fenced area on-site.

### **Retaining Wall**

Members of the Planning Commission asked about the retaining wall shown on the site plan and MoAW staff responded that it'll roughly be about 10 ft. tall, but it isn't designed yet. The Planning Commission recommended checking into requirements from Parkville's Public Works Department.

### **Elevations**

Commissioner Wright asked MoAW staff about the elevation calculations and what height the roof would be above FF Hwy. Going off the plan sheets; he said it appears to be about 50 ft. above the roadway. Additionally, he noted some discrepancies of the height listed on the plan sheets so asked MoAW staff to look into their calculations.

Commission Wright added that the difference in elevation from the adjacent residential properties to the west and the water plant roof is only 21 ft. so suggested MoAW staff consider this and aesthetics in their designs.

### **Adjacent Properties**

Commissioner Scott asked about the adjacent industrial properties to the east and south of the subject property and asked if they were in Platte County boundaries. Community Development Director Lachky responded they are outside of Parkville boundaries and zoned County PI (Planned Industrial) to the south and a variety of residential to the east, though it remains mostly undeveloped. Commissioner Scott asked what considerations would be given to those properties in case they are annexed into the City in the future. Community Development Director Lachky responded that staff has already looked into this scenario and will provide a memo to the Planning Commission regarding it.

Commissioner Scott also said it would be helpful on the plans to see the nearest distance (ft.) from the edge of the water plant building to residential property backyards to the west. She also added that photos showing views — looking from these properties to the proposed water plant location — would be helpful. Community Development Director Lachky stated that City staff plans to do this as part of their staff report analysis and can provide photos for the Planning Commission.

### **Trees / Landscaping**

Commissioner Krtek noted open space / green space in-between the east-west access road on the subject property and the property line to the south. He noted for MoAW staff that there's an opportunity to do landscaping / tree plantings as a buffer between the buildings. Commissioner Delich added there may be difficulty in finding trees tall enough, but with the girth to survive along a steep slope. Commissioner Scott suggested inventorying the existing trees already on the subject property.

### **Highway Access**

The Planning Commission asked MoAW staff if they've coordinated the proposed access off of FF Hwy with the Missouri Department of Transportation (MoDOT). MoAW staff responded they have scheduled to meet with MoDOT staff shortly.

### **Design/Aesthetics**

Commissioners Scott and Wright then talked about the design of the buildings. Even though the water plant will function as an industrial use, they said they see the new plant (similar to the existing facility at 101 E 1<sup>st</sup> St.) as a civic building. They suggested having the completed design reflect civic pride, something that Parkville residents can be proud of. The commissioners noted Kansas City, Mo.'s water plants having a water theme and paint theme of blue with neon around their gates. Commissioner Katerndahl noted that this could be done along the entryway at the new water plant to save on costs.

### **Security**

Commissioner Delich asked MoAW if there are any security concerns or if the plant has to comply with Homeland Security requirements. Senior Manager Carlson explained the new plant will have fencing, protected gates, clear signage, video surveillance and will be serviced by either Countrywide or ADT Security Services.

**Timeframe**

MoAW staff said they plan to have a full site plan/design completed by the end of June or July 2016. Soil and earthwork testing will commence over the summer of 2016. They noted an environmental audit of the site found a potential bat habitat in the area; as a result, construction will not be able to take place during the mating season. MoAW staff said their goal is to begin construction of the new plant in September or October 2016, and have the water plant completed by the end of 2017.

**3. ADJOURN**

The Special Workshop was adjourned at 7:05 p.m.

Submitted by:

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Stephen Lachky, AICP  
Community Development Director

4-27-16  
Date