

**Minutes of the  
Planning & Zoning Commission Work Session  
City of Parkville, Missouri  
Tuesday August 9, 2016 at 5:30 p.m.  
City Hall Boardroom  
Working Session**

**1. CALL TO ORDER**

Community Development Director Stephen Lachky called the informal work session of the Planning and Zoning Commission at 6:34 p.m.

- Lachky introduced Chris Brewster of Gould Evans

**Commissioners present**

Dean Katerndahl, Chairman  
Keith Cary, Vice Chairman  
John Delich  
Walt Lane  
Barbara Wassmer  
Doug Krtok  
Kim Verhoeven  
Shane Smeed

**Staff Present**

Stephen Lachky/ Community Development Director  
Shakedra Knight/ Community Development Department Assistant

**Chris Brewster** - Consultant for Zoning Code and Subdivision Regulations Update project

Brewster provided a copy of a Uses and Districts Matrix, a compilation table of all uses listed in the text of all zoning districts.

The table demonstrated:

- some of the redundancy of uses across different districts
- potential conflicts
- areas where distinctions are made without meaningful difference among uses
- proposed use type/category under new system that would
  - be more general
  - common across all districts

Brewster addressed

- Revised development of Code framework
- Initial draft procedures
- Approach to Uses and Districts

He explained the current sections will be revised to eleven (11) chapters including subsections. The goal is to go from big picture to small picture by reordering subsections to eliminate chapters that do not relate. He gave an example of placing all definitions in one (1) place.

In Section 401.010 General Provisions reviewed Brewster showed how severability was addressed several times and is now addressed once in the overview section. He

explained that current terms are over defined and plans to streamline definitions in Section 402. Brewster stated Section 403 Applications and Procedures was already drafted. He explained currently there is not much clarity with Conditional Use Permits and suggested graduated levels of discretion. He referenced the Simplified Use Table. The table eliminated redundant term use and was formatted for easier view of zone use. The legend provided showed (P) represented permitted, (C) represented discretionary, and (L) represented limitations that major site plans may need.

Brewster requested feedback of whether the agency was on the right track with the updates. He explained overall the table should reflect current standards with as little disruption as possible. Moving forward concerns will be addressed by most/least zoning uses.

Chairman Katerndahl questioned if Brewster wanted the Commission's input on the left hand column (current use). Brewster confirmed he did. Commissioner Delich addressed compliance versus livability in relation to industrial uses. It was suggested that industrial not be lumped in where it would influence residential.

Overall the Commission liked the table format. Brewster requested feedback and plans to compile the initial draft by September 2016 for presentation at Open House.

Submitted by:

  
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Stephen Lachky, AICP  
Community Development Director

8-9-16  
Date

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

8-9-16  
Date