

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, April 10, 2018 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 (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 /Assistant to Director of Community Development

3. GENERAL BUSINESS

A. Approval of April 10, 2018 Planning & Zoning Commission meeting Agenda.

Chairman Katerndahl called for discussion. Commissioner Wright asked confirmation on whether there was a public hearing. Director Lachky said there was not. Seeing no further discussion Katerndahl called for a motion to approve the agenda.

Commissioner Krtek moved to approve the agenda, Commissioner Verhoeven seconded. Motion passed: 8-0.

B. Approval of the minutes from the March 13, 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 Lane moved to approve the minutes, Commissioner Wassmer seconded. Motion passed: 8-0.

4. UNFINISHED BUISNESS

A. None

5. PUBLIC HEARING

- A. Application for Final Development Plan for Six At Park, a planned development for office/service uses on six parcels of property (2.63 acres, more or less) at 105 East 6th St. generally located at the southeast corner of the intersection of MO-Hwy 9 and East 6th St.

Chairman Katerndahl read the first item and then turned the meeting over to Director Lachky. Lachky explained the difference in requirements for the preliminary and final development plans and then gave the size and location of the proposed property. He said the Commission recommended approval at the last meeting and that the Board of Aldermen had approved the first reading of an ordinance approving the preliminary development plan.

Lachky reviewed concerns discussed at the last Commission meeting and said the city consultant was addressing the conditions set. He said the stormwater analysis was in progress. Lachky explained the Missouri Department of Transportation (MoDOT) process and said the applicant would accommodate any conditions MoDOT recommended.

Director Lachky addressed the concerns regarding parking that were discussed at the last meeting. He said the applicant made improvements and replaced all 22 ft., one-way drives with 24 ft., two-way aisles and the parking stalls were increased to 9 ft. He illustrated several office buildings that had a similar layout.

Director Lachky said that the design of the walls were broken up, that improvements did accommodate auto-turn movements for the largest fire truck in the event of an emergency and that seating was added along the 9 Highway frontage. He said staff's recommendation was updated to reflect the improvements and that he was available for questions.

Commissioner Delich asked whether there was signage to indicate the exit only along East Street. Director Lachky said that issue was still being addressed and all options were being considered. Discussion ensued regarding the options.

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

Commissioner Wright moved to approve the Application for Final Development Plan for Six At Park, a planned development for office/service uses on six parcels of property (2.63 acres, more or less) at 105 East 6th St. generally located at the southeast corner of the intersection of MO-Hwy 9 and East 6th St. including staff recommendations. Commissioner Delich seconded with the amendment that southeast entrance be required to comply with City needs in regards to traffic. Motion passed 8-0.

- B. Application for Final Development Plan for APEX Plaza (Phase 1), a planned development for retail uses on five parcels of property (6.40 acres, more or less) generally located at the northwest corner of the intersection of Hwy 45 and N Melody Lane.

Chairman Katerndahl read and explained the item and then asked Director Lachky to present. Lachky showed the preliminary plan that was approved in May 2017 and provided a physical description of the subject property. He gave an update on the applicant. He explained that an application for Tax Increment Financing was approved and a Redevelopment Agreement was approved by the Board of Aldermen with added conditions.

Lachky said the developer was no longer a non-disclosure agreement, had submitted final development plans and was here to present site plans and renderings. He explained that Phase 1 included Lots 1 and 4 and said Lots 2 and 3 would be pad ready and later sold to food establishments for construction.

Director Lachky addressed changes in the plans. He said the stormwater detention basin was the biggest change and was now underground. He illustrated Lot 1, proposed for Westlake Hardware a 15,000 sq. ft. building with a seasonal outdoor area and a shared parking area with other tenants. He addressed some of the notes in the staff policy report. He said the design included 24 ft. aisle widths for parking. The City Fire Marshall recommended constructing the internal islands as mountable curb type and the applicant said they could use charcoal gray coloring to match the metal flashing on the Westlake building. Lachky said the applicant designed landscaping per City Code to match the 45 Highway Corridor vision. He said in addition to the proposed sidewalk, the applicant was going to put in street trees along the 45 highway corridor. He referenced correspondence from MoDOT regarding landscape preferences and said staff would work with MoDOT to implement the plan. Lachky illustrated the proposed signage and reviewed the materials and style.

Director Lachky moved to Lot 4. Images of the building were illustrated and a physical description was given. Lachky said the developer added a right-in, right-out only access on Melody Lane to address residents' concerns. He said the Fire Marshall approved and recommended installing a mountable curb to provide fire truck access in the event of an emergency.

The trash location was moved to the south of the site. Lachky said that code requirements were that it be properly screened and match the architectural character of the building. Discussion ensued regarding screening, landscaping and materials.

The color of the retaining walls was addressed. Director Lachky said he contacted the city's on-call consultant and they recommended matching the brown hues that were in Parkville Commons for consistency. Chairman Katerndahl asked why Westlake Hardware did not match the brown hue color scheme. Lachky said the applicant would be able to address that question.

He referenced expressed concerns about a trail extension, ADA accessibility and building location and explained how each was being addressed.

Commissioner Delich asked Director Abel to describe how the site drainage and detention worked. She explained and said the benefit of having it underground maximized parking spaces.

Discussion ensued regarding screening.

Chairman Katerndahl called for additional questions. Seeing none he invited the developer to speak.

Developer, John Davis with Foresight Real Estate introduced Hilary Murray, Real Estate Manager for Westlake Hardware and the civil engineering team. Davis addressed the outdoor storage area and illustrated examples.

Hilary Murray explained the intent of the outdoor seasonal area.

John Davis explained the motive behind the design of the building along 45 Highway was a courtesy to neighbors, keeping it as far from residents as possible.

Discussion ensued regarding trash location, screening and lighting.

Discussion focused on the right-in, right-out only turn at Melody Ln.

Commissioner Wright asked for clarification on the voting authority of the Commission. Director Lachky explained that it should be based on compliance with the Development Code.

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

Commissioner Delich moved to approve, including staff comments, the Application for Final Development Plan for APEX Plaza (Phase 1), a planned development for retail uses on five parcels of property (6.40 acres, more or less) generally located at the northwest corner of the intersection of Hwy 45 and N Melody Lane, with the condition that final development details regarding drainage, landscaping, outdoor seasonal sales and the retaining wall are reviewed by staff to make sure the Commission's issues were addressed. Commissioner Krtek seconded. A roll-call vote passed the motion 7-1.

6. REGULAR BUSINESS

A. None.

7. OTHER BUSINESS

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, April 17 & May 1, 2018 at 7:00 p.m.

- Board of Zoning Adjustment Meeting: April 24, 2018 - Canceled No Agenda Items
- Planning & Zoning Commission Regular Meeting: Tuesday, May 8, 2018 at 5:30 p.m.

8. ADJOURNMENT

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

Commissioner Lane moved to adjourn, Commissioner Delich seconded. Motion passed: 8-0. Meeting adjourned at 7:02 p.m.

Submitted by:



Stephen Lachky
Community Development Director

4-10-18
Date



Shakedra Knight
Community Development Assistant

4-10-18
Date