

**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Tuesday, July 11, 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 (absent with prior notice)  
John Delich (absent with prior notice)  
Walt Lane  
Barbara Wassmer  
Doug Krtek  
Shane Smeed (absent with prior notice)  
Kim Verhoeven  
Michael Wright (absent with prior notice)

A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky / Community Development Director  
Shakedra Knight /Assistant to Director of Community Development  
Grace Bridges/ Community Development Intern

**3. GENERAL BUSINESS**

**A. Approval of July 11, 2017 Planning & Zoning Commission meeting Agenda.**

Chairman Katerndahl called for discussion of the proposed agenda. Seeing none  
Chairman Katerndahl called for a motion to approve the agenda.

**Commissioner Krtek moved to approve the agenda, Commissioner Verhoeven seconded. Motion passed: 5-0.**

**B. Approval of the minutes from the May 9, 2017 Planning & Zoning Commission meeting.**

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

**Commissioner Krtek moved to approve the minutes, Commissioner Lane seconded. Motion passed: 5-0.**

**4. PUBLIC HEARING**

- A. Application for Text Amendment to Parkville Municipal Code, Title IV, Section 405.050 Conditional Uses to allow for garden centers, landscape centers, nurseries, and related uses in residential districts. #PZ17-07A; *Heritage Landscape/ Danny Tinsley, Applicant*

Director Lachky introduced Community Development Intern, Grace Bridges and stated she would present the staff report regarding agenda item 4A.

Intern Bridges began by giving a background on the applicant. She stated the business was established in 1963 and was a staple in Downtown Parkville; next she covered some of the services offered. She addressed the applicant's request to move to a new location and illustrated both current and new locations on the map. Current zonings were also addressed. Bridges explained that the proposed location was in a County Zoning District and a Residential Neighborhood projected land use.

Commissioner Krtek asked whether the proposed location was on the west side of I-435. Bridges responded it was. Chairman Katerndahl added that Highway 152 was north of the location. Director Lachky provided a detailed description of the exact location.

Next, Bridges explained a landscape center was most applicable to *Retail-Outdoor Sales, Limited* use, which was not consistent with future land use projections for the area as indicated by the *Parkville Comprehensive Master Plan*. She also explained in order to accommodate a landscape center the applicant would submit an application for Conditional Use Permit since current development code did not address it. The proposed site would also need to be rezoned to a residential district for consistency with previous zoning amendments in the area.

Bridges illustrated examples of local nurseries and landscape centers in residential districts or near highways. Next, she explained plans for the proposed property which included utilizing existing structures as office and showroom spaces.

Director Lachky addressed the possible concern of rezoning the proposed property to Commercial or Industrial Use. He explained that future land projections for the area were predominantly residential. In the event the applicant moved, the property would be zoned for Commercial uses and may not be compatible.

Intern Bridges concluded the presentation with the next steps in the process. Upon approval, the applicant would move forward with applications for Zoning Map Amendment and Conditional Use Permit.

Chairman Katerndahl called for questions from the Commission.

Commissioner Krtek questioned who would make the zoning application request. Director Lachky explained the property owner, Danny Tinsley, could apply or give consent for a separate applicant. Krtek asked confirmation that the current issue to address was the change in language. Lachky stated that was correct. He went on to review the zoning districts that would be compliant with code in regards to the future applications.

Background context on why an amendment to the code is necessary

Commissioner Verhoeven asked the process of site selection. Director Lachky stated the applicant could better answer the question.

Chairman Katerndahl invited the applicant to speak. Randy and Mike Perdue approached the podium and explained the proposed location was chosen based on potential future development and it had flat land.

Commissioner Krtek asked about the possibility of billboard use and whether it was allowed. Randy Perdue responded they would use their current sign, which stood about four (4) feet. Mike Perdue explained they had no interest in major advertisement like billboards in hopes of reducing potential theft in the secluded location.

Katerndahl asked whether most of the clients were scheduled appointments. Both Randy and Mike agreed they were.

Katerndahl called for additional comments. Danny Tinsley approached the Commission. Tinsley stated he was a local realtor and had been in Parkville over fifty (50) years. He presented a letter from the adjoining property owners stating they had no opposition to the applicant's proposal.

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

Katerndahl called for additional questions from the Commission. Seeing none he called for a motion.

**Commissioner Lane moved to approve the Text Amendment to Parkville Municipal Code, Title IV, Section 405.050 Conditional Uses to allow for garden centers, landscape centers, nurseries, and related uses in residential districts, Commissioner Verhoeven seconded. Motion passed: 5-0.**

Director Lachky explained that with the motion passing it would go to the Board of Aldermen for the first reading at the July 18<sup>th</sup> meeting, and the second reading at the August 1<sup>st</sup> meeting. He added it the additional applications could possibly be on the August agenda.

**5. REGULAR BUSINESS**

A. None.

**6. UNFINISHED BUSINESS**

A. None.

**7. OTHER BUSINESS**

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, July 18, 2017 at 7:00 p.m. and Tuesday, August 1, 2017 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: Tuesday, July 25, 2017 - Canceled No Agenda Item
- Planning & Zoning Commission Regular Meeting: Tuesday, August 8, 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: 5-0.** Meeting adjourned at 5:53 p.m.

Submitted by:

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

7-11-17  
Date

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

7-11-17  
Date