

**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Tuesday, January 9, 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 (arrived at 5:31)  
Walt Lane (arrived at 5:31)  
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 January 9, 2018 Planning & Zoning Commission meeting**

**Agenda.**

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

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

**B. Approval of the minutes from the November 14, 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 Wright moved to approve the minutes, Commissioner Krtek seconded. Motion passed: 9-0.**

**4. UNFINISHED BUISNESS**

A. None

**5. PUBLIC HEARING**

A. None.

**6. REGULAR BUSINESS**

A. Application for Subdivision Waiver to Section 404.030, Subsection D.5 for the Thousand Oaks Sixteenth Plat, Final Plat; Thousand Oaks – 19<sup>th</sup> Plat, Final Plat; and Thousand Oaks – 22<sup>nd</sup> Plat, Preliminary Plat, to allow 20 ft. front-yard setback building lines. #PZ18-04; *Forest Park Development, applicant*

Chairman Katerndahl introduced Item 6A and asked Director Lachky to present. Lachky said the applicant had a public meeting in Platte County at 6 p.m. and invited him to the podium. Lachky said the applicant's engineer would stay and answer questions regarding the application.

David Barth said he had several phases that were already preliminary platted or going to be proposed. He said a variance was granted on the 20<sup>th</sup> plat. Barth said the current request allowed more flexibility to the builder due to drop-offs and it would not be for every home. He apologized that he had to leave and said his engineer, Jason Robbins, would answer any questions.

Chairman Katerndahl thanked the applicant and Director Lachky began presenting the application. He showed an aerial image of the subject plats and the portions built to date. He said the 16<sup>th</sup> and 19<sup>th</sup> had gone to final development and the 22<sup>nd</sup> had to go before the Board.

Director Lachky referenced the November 2017 Commission meeting. He said the feedback he received was that the Commission was not comfortable making a baseline standard for all developments and preferred addressing requests on a case by case basis. He explained the process with the Board of Zoning Adjustment and that the purpose of variance requests was for special exceptions. He said after meeting with the city's legal counsel, staff was directed to address subdivision waiver requests through the Planning Commission. Lachky reviewed the subdivision waiver process and said the Commission had the ability to grant those requests when the developer could not meet the standards. He explained the unique exception of the 20<sup>th</sup> plat as an example and detailed the Commission findings in that case.

Lachky reviewed the current request. He pointed out that the applicant had noted challenges and granting the subdivision waiver would allow future property owners and builders flexibility to orient and position homes in a safer manner, away from substantial elevation drop-offs. He illustrated the topography on each plat.

Engineer, Jason Robbins, said the reason for the front-yard setback request was due to the grading drop-offs in back. He said pulling the front closer eliminated the need for retaining walls, removing extra trees and building an extra foundation. He said the grading was worse the further as they built. Commissioner Wright asked Robbins to clarify the area he referred to as "back". Robbins said the south part of Thousand Oaks, the current plats, had significantly more drop-offs.

Commissioner Delich said he was generally against 20 ft. setbacks. He said imposing the subject plat with traditional layout left the developer stuck with reducing the front setback.

Director Lachky explained the option for the Commission to approve the plats individually.

Delich stated his concern for making a reduced setback the new standard. Commissioner Krtek pointed out extremes that made the request justifiable.

Discussion ensued regarding different setbacks based on backyard grading and required exceptions.

Engineer Robbins explained lots that were feasibly buildable would not require the 20 ft. setback. He said the application request gave them the opportunity to do so in difficult situations.

Discussion ensued regarding slopes and retaining walls.

Commissioner Wright suggested figuring a slope that triggered the 20 ft. allowance. He suggested a slope greater than 1 in 4 triggered the 20 ft. setback allowance otherwise the 25 ft. setback stayed in place.

Director Lachky said the subdivision code allowed the Commission to add conditions when addressing waiver requests.

Discussion about enforcing use of the 20 ft setback with the slope condition.

Chairman Katerndahl said Director Lachky's presentation was turned into a conversation and asked Lachky if he had been able to present his point to the Commission.

Lachky summarized that it was possible to reduce costs and get desired space, the blanket standard would help staff, and he was unsure whether the slope was a good barometer and he needed more time to research the idea.

Katerndahl asked whether the front setback standard in the National had presented any problems with issues like parking. Lachky said Pinecrest was the only neighborhood he was aware of with parking issues and the HOA was responsible for mitigating those issues.

Discussion focused on setting precedence, procedure, and options of voting on the application.

**Vice Chair Cary offered a motion to approve based on the unique topography of the proposed plats. He said the Commission did not undercut the standard by the motion. Commissioner Smeed seconded. Roll call vote passed the motion 9-0.**

**7. OTHER BUSINESS**

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, January 16 & February 6, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: January 23, 2018 - Canceled No Agenda Items
- Planning & Zoning Commission Regular Meeting: Tuesday, February 13, 2018 at 5:30 p.m.

**8. ADJOURNMENT**

Director Lachky gave updates on upcoming projects.

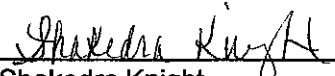
Seeing no further discussion, Chairman Katemdahl called for a motion to adjourn.

**Commissioner Krtek moved to adjourn, Commissioner Wright seconded. Motion passed: 9-0.** Meeting adjourned at 6:53 p.m.

Submitted by:

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

1-9-18  
Date

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

1-9-18  
Date

**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Tuesday, March 13, 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 (absent with prior notice)  
John Delich  
Walt Lane  
Barbara Wassmer (absent with prior notice)  
Doug Krtek  
Shane Smeed (absent with prior notice)  
Kim Verhoeven (absent)  
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 March 13, 2018 Planning & Zoning Commission meeting**

**Agenda.**

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

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

**B. Approval of the minutes from the January 9, 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 Krtek moved to approve the minutes, Commissioner Lane seconded. Motion passed: 5-0.**

**4. UNFINISHED BUISNESS**

A. None

**5. PUBLIC HEARING**

- A. Application for Zoning Map Amendment for six parcels of land — #20-7.0-35-100-027-002.000 (0.15 acres, more or less), #20-7.0-35-100-027-003.000 (0.18 acres, more or less), #20-7.0-35-100-027-011.000 (1.06 acres, more or less), #20-7.0-35-100-027-004.000 (0.11 acres, more or less), #20-7.0-35-100-027-005.000 (0.26 acres, more or less), and #20-7.0-35-100-027-005.001 (0.88 acres, more or less) — generally located at the southeast corner of the intersection of MO-Hwy 9 and East 6th St., from “P-EC” Planned Educational Campus District and “OTD” Old Town District to “B-2-P” General Business District.

Chairman Katerndahl introduced the item and turned the meeting over to Director Lachky. Lachky said the applicant submitted two application for the Commission to address, one for rezoning and another for preliminary development. He said the proposed property was a little over two (2) acres and show an aerial image. Lachky explained it was a 54,000 sq. ft. class- A for commercial office use and at capacity it would hold up to 130 employees and then detailed some the features. He said the project was delayed and explained Park University was the land owner and its Board had to approve the lease. He provided a background of the property and showed images. Lachky pointed out a representative from Fouch was present and then continued to present. He addressed the Master Plan and Vision Downtown Parkville and the intended vision to develop the proposed property. He referenced the Campus Master Plan and pointed out its intended use for a future business school or commercial in coordination with private use. The University Board of Trustees identified another location for the business school. The Route 9 Corridor Study was addressed and concepts images were illustrated. Lachky explained how the application was in line with the intent of the improvements. Director Lachky went over the building plans in exhibit D including the location/façade, building footprint, and parking spaces.

Commissioner Delich asked whether the south access point was egress only. Lachky said it was exit only.

Lachky went over the review criteria. He said the proposal met the city civic and open space requirement by implementing the pedestrian enhanced streetscape typology. Lachky said a part of the review criteria included preserving White Alloe Creek and a detailed stormwater management study. He explained alterations the applicant made with parking in support of minimal disturbance to White Alloe Creek.

Discussion ensued regarding parking space width.

Director Lachky continued with landscape and design and stated the applicant met the requirements. He pointed out the lack of access across Highway 9 and that there was current discussion regarding the matter. He addressed lighting and said the intent was to remain consistent and install the decorative street lights.

Discussion ensued regarding lighting, installation, and requirements per code.

Lachky said a traffic study was done by GBA. It concluded that the proposed Six at Park no significant impact the adjacent intersection based on the estimate trip

generation levels and recommended that staff coordinated with Missouri Department of Transportation regarding additional right of way or turn improvements. Lachky said this was an added condition of the applicant. He said staff would ensure any required improvement were included with final development to prevent road work in the near future. Lachky explained the proposed rezoning to "B-2-P" versus the "B-4-P" was to allow for mixed-use residential in addition to commercial use in consideration of future development. He said the application was consistent with the Parkville Master Plan, was compliant with the preliminary development plan, and it did not appear to significantly impact the ability for public or emergency services response. Lachky referenced the preliminary development plan and said it also accomplished the goals of the Parkville Master Plan along with the other plans highlighted. He said the flexibility that came with the "B-2-P" was the ability to use the Planned District approach for front setbacks, parking aisle width, and building height. He said the plan met and exceeded all development code requirements including landscape design and that staff recommended approval of both the rezoning application and preliminary development application with conditions. Lachky said he was available for questions.

Chairman Katerndahl said he suggested the Commission addressed the rezoning application before getting into the details of the development plan.

Discussion ensued regarding building height/story, allowable land use with the requested zoning, and difference in standards for "B-2-P" versus "B-4-P".

Chairman Katerndahl invited the applicant to speak. Applicant Caleb Bulin generally spoke about the intent to promote walkability and bringing jobs to downtown. Katerndahl called for questions of the applicant. Seeing none, he invited the public to speak.

Business Owner, Annette Hagen generally spoke about concerns with bright street lights, traffic, and bike lanes.

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

**Commissioner Lane moved to approve the Application for Zoning Map Amendment for six parcels of land — #20-7.0-35-100-027-002.000 (0.15 acres, more or less), #20-7.0-35-100-027-003.000 (0.18 acres, more or less), #20-7.0-35-100-027-011.000 (1.06 acres, more or less), #20-7.0-35-100-027-004.000 (0.11 acres, more or less), #20-7.0-35-100-027-005.000 (0.26 acres, more or less), and #20-7.0-35-100-027-005.001 (0.88 acres, more or less) — generally located at the southeast corner of the intersection of MO-Hwy 9 and East 6th St., from "P-EC" Planned Educational Campus District and "OTD" Old Town District to "B-2-P" General Business District. Commissioner Delich seconded. Motion passed 5-0.**

- B. Application for Preliminary 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 6<sup>th</sup> St. generally located at the southeast corner of the intersection of MO-Hwy 9 and East 6<sup>th</sup> St.

Director Lachky clarified the final development plan would not come before the Commission for approval.

Chairman Katerndahl asked whether an entrance from Highway 9 was possible. Applicant Tyler Asby said entrances could be added as needed. Katerndahl whether there was enough adjacent space for landscaping. Lachky said there would be a buffer.

Commissioner Delich said it was confusing and not acceptable to receive plans and renderings that were not in agreement. Director Lachky illustrated the plans closest to what was proposed.

Discussion ensued regarding the site plan landscape and setbacks.

Further discussion addressed the parking requirements, proposed widths and angled parking. Commissioner Delich suggested widening the project 4 to 10 feet and adding a retaining wall to relieve the parking irregularity. Commissioner Wright suggested the applicant consider additional alternatives to the proposed parking lot.

Chairman Katerndahl because of the design concerns could it be a requirement for the applicant to come before the Commission for final development.

Asby explained the discrepancies between plans and renderings was due to the uncertainty with Route 9 Corridor project. He said the intent was consistency.

Chairman Katerndahl called for public comments.

Business Owner Annette Hagen generally spoke about her concerns for grass.

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

- C. **Commissioner Wright moved to approve the Application for Preliminary 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 6<sup>th</sup> St. generally located at the southeast corner of the intersection of MO-Hwy 9 and East 6<sup>th</sup> St. with the added conditions including that the applicant come before the Commission for final development plans. Commissioner Delich seconded. Motion passed 5-0.**

## 6. **REGULAR BUSINESS**

- A. None.



**7. OTHER BUSINESS**

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, March 20 & April 3, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: March 27, 2018 - Canceled No Agenda Items
- Planning & Zoning Commission Regular Meeting: Tuesday, April 10, 2018 at 5:30 p.m.

**8. ADJOURNMENT**

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

**Commissioner Delich moved to adjourn, Commissioner Lane seconded. Motion passed: 5-0. Meeting adjourned at 7:08 p.m.**

Submitted by:

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

3-13-18  
Date

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

3-13-18  
Date

**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 6<sup>th</sup> St. generally located at the southeast corner of the intersection of MO-Hwy 9 and East 6<sup>th</sup> 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 6<sup>th</sup> St. generally located at the southeast corner of the intersection of MO-Hwy 9 and East 6<sup>th</sup> 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

**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Tuesday, May 8, 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

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 May 8, 2018 Planning & Zoning Commission meeting Agenda.**

Chairman Katerndahl called for questions. Seeing none he called for all in favor to approve the agenda.

**Motion passed: 9-0.**

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

Chairman Katerndahl called for questions. Seeing none he called for all in favor to approve the minutes.

**Motion passed: 9-0.**

**4. UNFINISHED BUISNESS**

A. None

**5. PUBLIC HEARING**

A. None.

## 6. REGULAR BUSINESS

- A. Application for Subdivision – Final Plat for Thousand Oaks – 22nd Plat, Final Plat, a subdivision (43.95 acres, more or less) generally located to the southwest of the Thousand Oaks – Phase 13B subdivision in western, Parkville, Mo.

Chairman Katerndahl introduced the application and then asked Director Lachky to present. Lachky gave a physical description of the subject property. He said the property connected to Phase 13B. He said the Commission reviewed the preliminary plat last May and explained the requirements that were discussed. Lachky said a median island in a cul-de-sac was removed to accommodate Southern Platte Fire Protection District requirements. He illustrated the preliminary and final plats and pointed out the dimensions were identical. There is an additional lot in the final plat for a total of 57. Director Lachky said a lot of the hard work was done when reviewing the preliminary plat. He reviewed the five Code requirements. He pointed out there was no deviation from the preliminary plat and noted the removal of the median island and the lots that shifted orientation. Lachky said staff required an updated stormwater study before any building permits were issued and that the City would have a two-year maintenance bond after the plat was recorded. The final plat was done in accordance with the Parkville Master Plan. Director Lachky said a subdivision waiver for front-yard setbacks from twenty-five (25) to twenty (20) ft. applied to this plat and pointed out staff at Platte County Regional Sewer District had no concerns with the reduction. Lachky provided staff's recommendation to the Commission and said he was available for questions.

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

**Commissioner Cary moved to approve the Application for Final Plat for Thousand Oaks – 22<sup>nd</sup> Plat, Final Plat, a subdivision (43.95 acres, more or less) generally located to the southwest of the Thousand Oaks – Phase 13B subdivision in western Parkville, MO, pursuant to staff recommendations. Commissioner Smeed seconded. Motion passed 9-0.**

## 7. OTHER BUSINESS

- A. Upcoming meetings & dates of importance:
- Board of Aldermen Meetings: Tuesday, May 15 and June 5, 2018 at 7:00 p.m.
  - Board of Zoning Adjustment Meeting: May 22, 2018
  - Planning & Zoning Commission Regular Meeting: Tuesday, June 12, 2018 at 5:30 p.m.



**8. ADJOURNMENT**

Director Lachky provided project updates.

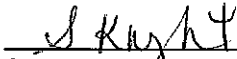
Chairman Katerndahl called further discussion. Seeing none he called for a motion to adjourn.

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

Submitted by:

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

5-8-18  
Date

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

5-8-18  
Date

**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Tuesday, June 12, 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 (absent with prior notice)  
Barbara Wassmer  
Doug Krtek  
Shane Smeed  
Kim Verhoeven (absent with prior notice)  
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 June 12, 2018 Planning & Zoning Commission meeting Agenda.**

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the agenda.

**Commissioner Krtek moved to approve the agenda, Commissioner Wassmer seconded. Motion passed: 7-0.**

**B. Approval of the minutes from the May 8, 2017 Planning & Zoning Commission meeting.**

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the minutes.

**Commissioner Smeed moved to approve the agenda, Commissioner Krtek seconded. Motion passed: 7-0.**

**4. UNFINISHED BUISNESS**

A. None

## 5. PUBLIC HEARING

- A. Application for a Conditional Use Permit (CUP) to construct a new public utility water well along the Missouri River, generally located in the southwest corner of Platte Landing Park, 300 South Main St., Parkville, Mo.

Chairman Katerndahl introduced the item and then asked Director Lachky to present. Lachky illustrated a map of Platte Landing Park and gave a background on the applicant's request. He explained that the typical lifespan of a well was 20-30 years and, as service needs increased, new wells would be needed. The applicant negotiated with the county for easements for future wells. He said the city acquired and now owned the land. Lachky explained that one well had been replaced, another was decommissioned and that there were three wells to date. He detailed the process staff took in working with the applicant to select a site for the new well and noted the considerations of location away from the 5k/10k course and screening options that were addressed in doing so. Current zoning, area plans, and the Parks Master Plan were reviewed in considering the application. The applicant created a concept plan for screening and the Community Land and Recreation Board will review the applicant's request to provide specific recommendations regarding tree species. The subject property is in the floodway and additional regulations were reviewed. It was pointed out that an application for variance would not be needed unless the applicant was unable to get a no-rise certification. The CUP request was made for twenty years considering the lifespan of wells. Staff's recommended approval of the applications with the added conditions of the twenty-year timeframe and screening.

Discussion ensued regarding erosion control, current and future landscaping, and intention for existing wells.

Chairman Katerndahl invited the applicant to speak. Roger Sparks with Missouri American Water introduced himself. He stated he was in agreement with whatever landscaping CLARB suggested and explained frustrations with the current screening. He also explained the plans to remove the decommissioned wells and erosion control plans.

Chairman Katerndahl opened the meeting for public comment.

Resident Tom Hutsler asked why the subject property location was selected for the well. The applicant answered that attractive geology and the easements were already negotiated were the reasons the location was chosen.

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

Discussion ensued regarding the condition of the culvert and crossing as a result of the Missouri American Water project.

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

**Commissioner Delich moved to approve the Application for Conditional Use Permit (CUP) to construct a new public utility water well along the Missouri River, generally located in the southwest corner of Platte Landing Park, 300 South Main St., Parkville, Mo. subject to staff recommendations and the resolution of issues regarding right of way taken and issues with engineering detailing and complying with standards. Commissioner Wright seconded. Motion passed 7-0.**

Director Lachky explained the item would go before the CLARB the following day and the focus would be on aesthetics. The item would then be considered on the June 19, 2018 Board of Aldermen meeting.

## **6. REGULAR BUSINESS**

A. None

## **7. OTHER BUSINESS**

A. Mural Discussion

Community Development Assistant Knight explained the need to develop language in the Development Code to address mural standards and introduced the discussion. Director Lachky detailed the options to consider and discussion ensued regarding the matter.

B. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, June 19 and July 3, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: June 26, 2018
- Planning & Zoning Commission Regular Meeting: Tuesday, July 10, 2018 at 5:30 p.m.

## **8. ADJOURNMENT**

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

**Commissioner Krtek moved to adjourn, Commissioner Delich seconded. Motion passed: 7-0. Meeting adjourned at 6:30 p.m.**

Submitted by:

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

6-12-18  
Date

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

6-12-18  
Date

**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Tuesday, July 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 (absent with prior notice)  
Shane Smeed  
Kim Verhoeven (absent)  
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 July 10, 2018 Planning & Zoning Commission meeting Agenda.**

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the agenda.

**Commissioner Delich moved to approve the agenda, Commissioner Wassmer seconded. Motion passed: 7-0.**

**B. Approval of the minutes from the June 12, 2017 Planning & Zoning Commission meeting.**

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the minutes.

**Commissioner Delich moved to approve the agenda, Commissioner Wright seconded. Motion passed: 7-0.**

**4. UNFINISHED BUSINESS**

A. None

**5. PUBLIC HEARING**

Discussion regarding grandfathering current murals and maintenance took place.

Commission Lane suggested adding a statement to address political messages. Discussion ensued regarding free speech. Director Lachky said he would consult the city's attorney on the matter.

Commissioner Delich asked to table the discussion to the next meeting.

Chairman Katerndahl called for a motion to table the discussion.

**Commissioner Delich moved to table item 5A to the next meeting, Commissioner Cary seconded. Motion passed: 7-0.**

**6. REGULAR BUSINESS**

B. None

**7. OTHER BUSINESS**

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, July 17, and August 7, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: July 18, 2018
- Planning & Zoning Commission Regular Meeting: Tuesday, August 14, 2018 at 5:30 p.m.

**8. ADJOURNMENT**

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

**Commissioner Wassmer moved to adjourn, Commissioner Cary seconded. Motion passed: 7-0. Meeting adjourned at 6:08 p.m.**

Submitted by:

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

7-10-18  
Date

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

7-10-18  
Date

**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Tuesday, August 14, 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 (arrived at 5:35)  
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  
Shakedra Knight /Assistant to Director of Community Development

**3. GENERAL BUSINESS**

**A. Approval of August 14, 2018 Planning & Zoning Commission meeting**

**Agenda.**

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the agenda.

**Commissioner Wassmer moved to approve the agenda, Commissioner Cary seconded. Motion passed: 7-0.**

**B. Approval of the minutes from the July 10, 2018 Planning & Zoning Commission meeting.**

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the minutes.

**Commissioner Krtek moved to approve the agenda, Commissioner Wassmer seconded. Motion passed: 7-0.**

**4. UNFINISHED BUSINESS**

- A. Request to amend Parkville Municipal Code, Title IV, Section 402.010 Definitions and Section 406.010 Old Town District – OTD, Subsection E. to add a definition and provisions for murals. #PZ18-19; City of Parkville, Applicant



Chairman Katerndahl said the item was continued from the last meeting and turned it over to Director Lachky. Lachky said the public hearing was still open from the last meeting and then gave an overview of that meeting. He said staff met with Main Street Parkville Association (MSPA) as requested from the Commission. Lachky said the group liked the proposal. He said MSPA explained their process for reviewing mural requests would be to present the request at the monthly meeting and the Chair, Vice Chair, Secretary, and Treasurer would vote to recommend the request.

Lachky addressed the next request from the Commission to check the ability to regulate political messaging. He explained the details in the case of Reed v. Town of Gilbert. He explained that the Supreme Court stated only content neutral material could be regulated and deemed the Town of Gilbert in violation of the first Amendment. Lachky said that staff reviewed the proposed language with the city's legal staff and then pointed out the changes made to address murals in the Code. He said he was available for questions.

Discussion ensued regarding the processes for approval, violations, and enforcement.

**Commissioner Cary moved to approve the Request to amend Parkville Municipal Code, Title IV, Section 402.010 Definitions and Section 406.010 Old Town District – OTD, Subsection E. to add a definition and provisions for murals, subject to suggestions, Commissioner Wright seconded. Motion passed: 8-0.**

## **5. PUBLIC HEARING**

A. None.

## **6. REGULAR BUSINESS**

B. None

## **7. OTHER BUSINESS**

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, August 21, and September 4, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: August 28, 2018
- Planning & Zoning Commission Regular Meeting: Tuesday, September 11, 2018 at 5:30 p.m.

Director Lachky provided project updates to the Commission.

**8. ADJOURNMENT**

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

**Commissioner Delich moved to adjourn, Commissioner Verhoeven seconded.**  
**Motion passed: 8-0. Meeting adjourned at 5:55 p.m.**

Submitted by:

  
\_\_\_\_\_  
Stephen Laehky  
Community Development Director

8-14-18  
Date

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

8-14-18  
Date

**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Tuesday, September 11, 2018 at 5:30pm  
City Hall Boardroom**

**1. CALL TO ORDER**

Vice Chair Cary called the meeting to order at 5:30 p.m. He stated that the meeting would be long due to the number of applications and explained the order of business.

**2. ROLL CALL**

*Commissioners Present:*

Dean Katerndahl, Chairman (absent with prior notice)

Keith Cary, Vice Chairman

John Delich (absent with prior notice)

Walt Lane (absent with prior notice)

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

Chris Williams/City Attorney

Alysen Abel/Public Works Director

Nathan Hadley/City On-Call Engineer, Phelps Engineering, Inc.

Shakedra Knight /Management Analyst/Community Development Assistant

**3. GENERAL BUSINESS**

**A. Approval of September 11, 2018 Planning & Zoning Commission meeting Agenda.**

Vice Chair Cary called for questions. Seeing none he called for a motion to approve the agenda.

**Commissioner Wright moved to approve the agenda, Commissioner Verhoeven seconded. Motion passed: 6-0.**

**B. Approval of the minutes from the August 14, 2018 Planning & Zoning Commission meeting.**

Vice Chair Cary called for questions. Seeing none he called for a motion to approve the minutes.

**Commissioner Krtek moved to approve the agenda, Commissioner Wassmer seconded. Motion passed: 6-0.**

**4. UNFINISHED BUISNESS**

A. None.

**5. PUBLIC HEARING**

- A. Application for Preliminary Development Plan for The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on 43.42 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. #PZ18-15A, Brian Mertz, Parkville Development 70, LLC, Applicant

Director Lachky illustrated each proposed property and explained that the applications would be addressed separately. He presented agenda item 5A beginning with a detailed background including the annexation, NID, and previously proposed and/or approved developments. He answered FAQ's regarding the proposed project and provided a timeline for the process in the event the project was recommended for approval. Lachky turned the meeting over to the developer.

Patricia Jensen with White Goss law firm distributed PowerPoint copies to the Commission and gave a general overview of the proposed development. She referenced the Parkville Master Plan, pointed out that the proposal aligned with its goals, and said that the Commission was guided by its principles when making decisions. Jensen explained proposed development by quadrant and then asked the Commission how she should proceed.

Community Development Assistant Shakedra Knight swore in all members who planned to give testimony. Vice Chair Cary opened the public hearing and invited the applicant to present.

Patricia Jensen presented on item 5A and 5B. She referenced the Future Land Use Plan and pointed out how the applications met those standards. Jensen showed photos of the street view of the properties and a drone video to illustrate grade elevations. Brian Mertz narrated the video. Jensen compared the density in units per acre of the Meadows to those of the currently approved plan and pointed out the Meadows was less dense. She addressed grade elevation changes and provided illustrations. Jensen invited Mertz to address marketing. Mertz said he was developing workforce housing. He said that including all costs the proposed homes were about \$300,000.00. He said that the intent was for all residential properties to be controlled by a master home owner's association. Mertz said that rental rates for the 800-1100 sq. ft. apartments were \$980 for a one bedroom to well over \$1150 for a two bedroom. He provided averages for the proposed townhomes starting at \$1495 for a one-car garage and approximately \$1695 for a two-car garage. Patricia Jensen spoke about why the southeast and northwest corner were related and invited project engineer, Steve Merger to explain.

Merger said the proposed commercial development would be raised about seven to eight feet and the proposed residential would be three to four feet and dirt from the northwest quadrant would be used. He said that they were working with FEMA to address floodplain concerns.

Jensen resumed presenting. She showed the plans and stated that the developer included a trail to help the city with its trail plan. Commissioner Wassmer asked who would maintain the trail. Jensen said that detail had not been worked out. Jensen stated that the applicant agreed with the condition and asked for a recommendation for approval.

Director Lachky presented Future Land Use projections from the Parkville Master Plan and said the applicant met the intent of the projections. He also referenced Parks and Open Space and said the applicant met the intent. Lachky explained how staff met with the applicant several times and the applicant addressed all of staff's concerns in a timely manner. Lachky explained how the land was rezoned and that the proposed development met the standards. He reviewed staff criteria. He said staff recommended CLARB to suggest what should be included in the southeast quadrant open space. Lachky stated SPFPD reviewed the preliminary application and found no issues. He stated that the last Traffic Impact Study was done in 2006, it predicted out to 2030, and that the applicant was required to get an updated TIS. The applicant met parking and setback requirements. The applicant requested deviations in setbacks and the size allowance for a monument sign. Lachky reviewed the conditions that needed to be met for the preliminary plan application and the conditional use permit.

Vice Chair Cary called for questions from the Commission.

Commissioner Wright the status of street parking. Public Works Director Alysen Abel said parking was allowed where there was not a no parking sign and that was within standards. Wright asked if Brush Creek was flood controlled. Director Lachky said it was identified as a FEMA special flood hazard area; he explained the criteria that allowed building was one foot above base flood elevation (BFE).

Commissioner Smeed asked the average lot size and setbacks for the single-family homes. Steve Merger said the front yard setback was 25 feet and the lot size averaged 50 feet wide and 100 feet deep.

Vice Chair Cary called for additional questions from the Commission seeing none he opened up for public comments.

- Misty Snodgrass (14050 NW 64<sup>th</sup> Terr, Unincorporated Platte County) commented that there was a lack of transparency, public input, and the FAQs were inconsistent. She was concerned about a lack of traffic study. She stated the proposal differed from the Master Plan, did not uphold community character, visual ambiance, or small town feel. She was concerned about the size of the development (2/3 the acreage of Legends). She felt the Parkhill School District (PHSD) would become overcrowded. Ms. Snodgrass said she was also concerned about incentives for the development. She questioned how baseball fields were feasible when Market Feasibility Study said soccer fields weren't.
- Sandra Knoernschild (7610 NW Fox Rd, Unincorporated Platte County) was in favor of the development and noted that developers invest time and money and that the commission should give greater weight to developers who have met requirements.
- Tim Albright (18011 NW Jade Ct, Unincorporated Platte County) expressed worry about removal of trees and natural beauty. He stated the development was too "cookie cutter."
- Deborah Gleason (6244 N Whitetail Way, Parkville) said she did not think the development reflected Parkville.
- Clarence Housh (15201 Brink Myer Rd, Parkville) said he owned the house that will be surrounded on three sides by this development. He wanted development to be "high quality." Mr. Housh said the developer surrounded his house without talking to him and he worried there would be too much activity with the hotel and police station. He expressed concern with building setbacks relative to his property.

- Sherri Privitera (6215 NW Kimberly Downs, Unincorporated Platte County) said she would like more green development and expressed her support for nature, trees, and outdoor space. She said she was concerned about overcrowding of the school system and the transient nature of the commercial development (hotel & fast food). She suggested a new Market Feasibility Study and a Typology study. She does not like “cookie cutter” nature of homes or restaurants and banks.
- Jason Maki (6955 NW Scenic Dr, Unincorporated Platte County) presented a petition with >500 signatures. He said he wanted engagement with community and expressed concern about the rent and housing prices being fiscally sound. He did not feel a level of service C was satisfactory for Brink Myer Rd. and was concerned about overcrowding of school district.
- Jerry Saulsbury (7050 NW Scenic Dr, Unincorporated Platte County) stated that Brink Myer was visible from Stonegate in winter. He said he did not want a motel in the area. He felt traffic on Brink Myer would double or triple. He was concerned about a lack of green space.
- Jessica Holtz (14840 NW 61<sup>st</sup> St, Parkville) was worried about transient residents and increased crime. She noted that other apartment complexes in the area (Burlington Creek) were not at capacity. She felt there was overlap between potential commercial in this development and Zona Rosa and Legends. She believed it would be hard to sell houses in a floodplain. She said she was pleased that there was a Police Substation included in the plan. She expressed a need for senior housing.
- Nori Burdiss (16901 NW 76<sup>th</sup> St, Unincorporated Platte County) echoed the concerns of other commenters.
- David Price (6460 N Nevada Ave, Unincorporated Platte County) felt traffic east and west along Brink Myer needed to be studied. He wanted to get a definition of moderate density. He was concerned about signage. He expressed concern about noise pollution from 435 with tree removal and light pollution from the development.
- Jessica Rauth (9805 Red Oak Ln, Unincorporated Platte County) stated that her neighborhood was different than the development. She said she did not like the location of the trail near shops, felt it should be behind trees.
- Lawrence Wilson (6045 N Forest Dr, Unincorporated Platte County) concerned about business decision making of developer, does not feel houses were priced appropriately.
- John Morris (6205 N Nevada Ave, Unincorporated Platte County) wanted parkland and trees preserved. Noted The Woodlands near Houston, TX as a model community. Expressed concern over retail vacancy, would like to see coffee shop, museum, etc.
- Amanda Dobbins (14715 NW 67<sup>th</sup> St, Unincorporated Platte County) stated the applications should be continued for 30 days.

Discussion ensued regarding whether to proceed or table the meeting.

**Commissioner Smeed moved to continue the public hearing for items 5A & 5B to October 9, 2018 at 5:30p.m. in the Municipal Board Room, Commissioner Wassmer seconded. Motion passed: 5-1.**

Vice Chair opened up the public hearing on agenda items C through K. He continued the hearing on all items to October 9, 2018 at 5:30p.m. in the Municipal Board Room without objection.

- B. Application for Conditional Use Permit for The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments

on 43.42 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. #PZ18-15B; *Brian Mertz, Parkville Development 70, LLC, Applicant*

- C. Application for Zoning Map Amendment for Old Town at Creekside, a planned development for commercial uses on 38.12 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. #PZ18-16A, *Brian Mertz, Parkville Development 38, LLC, Applicant*
- D. Application for Preliminary Development Plan for Old Town at Creekside, a planned development for commercial uses on 38.12 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. #PZ18-16B, *Brian Mertz, Parkville Development 38, LLC, Applicant*
- E. Application for Zoning Map Amendment for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17A, *Brian Mertz, Parkville Development 140, LLC, Applicant*
- F. Application for Preliminary Development Plan for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17B, *Brian Mertz, Parkville Development 140, LLC, Applicant*
- G. Application for Conditional Use Permit for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17C, *Brian Mertz, Parkville Development 140, LLC, Applicant*
- H. Application for Zoning Map Amendment for Creekside Commons, a planned commercial development (consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail and outdoor recreation uses) on 143.15 acres, more or less, generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17E, *Brian Mertz, Parkville Development 140, LLC, Applicant*
- I. Application for Preliminary Development Plan for Creekside Commons, a planned commercial development (consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail and outdoor recreation uses) on 143.15 acres, more or less, generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17F, *Brian Mertz, Parkville Development 140, LLC, Applicant*
- J. Application for Zoning Map Amendment for Creekside Industrial, a planned industrial development consisting of pad sites for office/service and industrial uses on 48.95 acres,

more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-18A, Brian Mertz, Parkville Development 50, LLC, Applicant

- K. Application for Preliminary Development Plan for Creekside Industrial, a planned industrial development consisting of pad sites for office/service and industrial uses on 48.95 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-18B, Brian Mertz, Parkville Development 50, LLC, Applicant

**6. REGULAR BUSINESS**

A. None

**7. OTHER BUSINESS**

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, September 18, and October 2, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: September 25, 2018 (canceled)
- Planning & Zoning Commission Regular Meeting: Tuesday, October 9, 2018 at 5:30 p.m.

**8. ADJOURNMENT**

Vice Chair Cary called further discussion. Seeing none he called for a motion to adjourn.

**Commissioner Wright moved to adjourn, Commissioner Smeed seconded. Motion passed: 6-0. Meeting adjourned at 9:48 p.m.**

Submitted by:

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

9-11-18  
Date

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

9-11-18  
Date



**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Tuesday, October 9, 2018 at 5:30pm  
City Hall Boardroom**

**1. CALL TO ORDER**

Chair 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

Chris Williams/City Attorney

Alysen Abel/Public Works Director

Nathan Hadley/City On-Call Engineer, Phelps Engineering, Inc.

Shakedra Knight /Management Analyst/Community Development Assistant

**3. GENERAL BUSINESS**

**A. Approval of October 9, 2018 Planning & Zoning Commission meeting Agenda.**

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the agenda.

**Commissioner Wassmer moved to approve the agenda, Vice Chair Cary seconded.**

**Motion passed: 9-0.**

**B. Approval of the minutes from the September 11, 2018 Planning & Zoning Commission meeting.**

Chairman Katerndahl called for questions. Commissioner Wassmer pointed out a correction. Katerndahl called for a motion to approve the minutes as amended.

**Commissioner Delich moved to accept the minutes as amended, Commissioner Verhoeven seconded. Motion passed: 9-0.**

**C. Approval of the minutes from the October 3, 2018 Planning & Zoning Commission Executive session meeting.**

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the minutes.

**Commissioner Delich moved to accept the minutes, Commissioner Krtek seconded.  
Motion passed: 9-0.**

Chair Katerndahl announced that the Planning Commission had received a letter the attorneys representing residents in the western part of the city requesting that the Commission not proceed with the meeting or any actions due to alleged conflicts of interests. Katerndahl said they would move forward with the meeting. City Attorney Chris Williams stated he read the letter and was not aware of any reason why the Commission should not proceed with the public meetings as scheduled.

Chairman Katerndahl announced that if the Commission was not able to consider all the applications that evening, there was a meeting scheduled the following night, at 5:30, in the same room to continue hearing the project and making considerations.

In response to a question raised at the end of the September 11, 2018 meeting, City Attorney Chris Williams stated that according to Section 152.030 of the city code, unless absent or disqualified, the chairperson shall preside over all meetings of the Planning and Zoning Commission.

Chairman Katerndahl explained the role of the Planning & Zoning Commission and the commission could not entertain consideration outside of land use, density, and design. He explained the format of the meeting and then asked Director Lachky to give a summary of the meeting between staff, the development team and several concerned residents. Katerndahl confirmed with the development team that Lachky's summary was accurate and then invited the residents who attended to provide their summary. Stonegate resident Misty Snodgrass stated what she felt was not reflected in the summary of what occurred in the meeting.

#### **4. UNFINISHED BUISNESS**

- A. Application for Preliminary Development Plan for The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on 43.42 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. #PZ18-15A, *Brian Mertz, Parkville Development 70, LLC, Applicant*
- B. Application for Conditional Use Permit for The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on 43.42 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. #PZ18-15B; *Brian Mertz, Parkville Development 70, LLC, Applicant*

Patricia Jensen with White Goss law firm explained the changes in the PowerPoint and handed out updated copies to the Commission. Jensen explained the format of their presentation and then invited Brian Mertz to speak. Mertz gave an overview of the Meadows residential and Old Town at Creekside commercial and then explained the adjustments made based on citizen feedback.

Patricia Jensen referenced the 2009 Parkville Master Plan (PMP), chapter six and said the proposed project met the goals of the PMP. She said it was proposed to develop at a lesser density. She addressed zoning requests and covered allowances with each.

Jensen reviewed current zoning districts and the proposed zoning districts. She addressed property ownerships and the developer's intent to purchase specific ones, illustrated surrounding subdivisions and concluded the overview.

Chairman Katerndahl called for questions from the Commission.

Commissioner Wright asked why there was a request to rezone if current zoning fit with the proposed development. Jensen answered that they were trying to zone to the city's zoning code.

Chairman Katerndahl called for additional questions from the Commission seeing none he reopened up for public comments on items 4A and 4B. He invited the developer to explain the changes that were made since the last meeting.

Patricia Jensen pointed out the revision. Brian Mertz highlighted the changes to the Meadows. He replaced the fourplex building with a single-family product, moved the neighborhood pool, and moved the satellite police station. He addressed elevation and landscaping, trees, and connectivity. Mertz stated the project would add 800 trees and plant units in the buffer that were not there previously. He addressed traffic concerns, storm drainage concerns, flood plain and FEMA allowance and overcrowding in schools. He concluded with a request to approve the applications.

Chairman Katerndahl invited the public to speak.

- Peter Gose (14530 NW 63<sup>rd</sup> St, Unincorporated Platte County) was sworn in. He generally stated that he was not opposed to development, felt proposal was too dense, too many hotels, baseball complex's viability, PHSD capacity, and that low quality hotels would increase crime. He proposed high quality hotel brands (A Loft). He also submitted written testimony.
- Tim Albright (18011 NW Jade Ct, Unincorporated Platte County) quoted Master Plan page 5-1. He generally spoke about preserving natural features, levels of cut and fill, changing the floodplain and setback concerns.

Brian Mertz replied to Mr. Gose's hotel comment. Steve Werger explained the flood plain – fill method and said it was typical across the nation.

Chairman Katerndahl called for additional questions from the Commission.

Commissioner Cary questioned the density on the previously approved 45 Park Place versus the currently proposed project. Director Lachky explained both projects. Chairman Katerndahl elaborated on the PMP new standard regarding density. Discussion ensued regarding density, calculations including open/green space.

Commissioner Wright asked Director Lachky to talk more about green space and the pool area. Lachky explained the code pertaining to greenspace and the calculations. He explained why the park amenity location was included. Wright asked about Tract A and the intent to

develop east of the pool. Lachky explained the intent was for the Community Land and Recreation Board to provide input on that portion of the development.

Discussion ensued regarding pedestrian integration.

Chairman Katerndahl called for additional questions from the public.

- Cory Miller (15815 NW MO-45 Hwy, Parkville) generally spoke about utilizing the other side of Brush Creek, liking that the developer reduced density and believed density was necessary for tax revenues and parks, and that varied price points for homes was good.

Commissioner Verhoeven requested that the Commission vote on all applications after seeing all the presentations. Commissioner Delich agreed.

Discussion ensued regarding calculating density and monument signs.

Chairman Katerndahl announced the Commission would take a 10 minute break.

Chairman Katerndahl, Commissioner Lane, and Commission Delich each read formal statements that they were unable to attend the last meeting, had prepared for the meeting by watching the video, was fully informed and able to take action.

Chairman Katerndahl allowed additional public comments on the Meadows. Members of the public who planned to speak were sworn in.

- Clarence Housh (15201 Brink Myer Rd, Parkville) owns the house that will be surrounded on three sides by this development. He generally spoke about wanting a buffer around his property with vegetation, grading, and distance.

Director Lachky explained setback standards in response to Mr. Housh's comment.

- Misty Snodgrass (14050 NW 64<sup>th</sup> Terr, Unincorporated Platte County) she provided handouts to staff and the Commission. She generally spoke that the development did not meet R-4 zoning guidelines re: density, housing type.

Attorney Chris Williams explained that zoning remained until public notice was given and a hearing took place to change it.

- Sherri Privitera (6215 NW Kimberly Downs, Unincorporated Platte County) generally spoke that setbacks were important, did not want variances granted and green space.

Director Lachky reviewed the proposed setbacks, intent and fire safety in response to Ms. Privitera's comment.

- Jason Maki (6955 NW Scenic Dr, Unincorporated Platte County) generally stated that the master plan said engineering techniques should not force fit development, feeling the development did not meet Parkville character and wanting enhanced pedestrian connectivity.

- Weston Coble (14435 Summit Cir, Parkville) generally spoke about concerns of crossing Brink Myer Rd to access amenities, apartment density and questioned whether the community amenities were limited to residents' use.

Brian Mertz explained the playground and Police substation were for the public; the pool and clubhouse was for residents only in response to Mr. Coble's comment.

Attorney Williams entered exhibits into evidence. Chairman Katerndahl continued hearing on agenda items 4A and 4B until after items 4C and 4D.

Chairman Katerndahl opened the public hearing for agenda items 4C and 4D.

- C. Application for Zoning Map Amendment for Old Town at Creekside, a planned development for commercial uses on 38.12 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. #PZ18-16A, *Brian Mertz, Parkville Development 38, LLC, Applicant*
- D. Application for Preliminary Development Plan for Old Town at Creekside, a planned development for commercial uses on 38.12 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152. #PZ18-16B, *Brian Mertz, Parkville Development 38, LLC, Applicant*

Witnesses were sworn in. Patricia Jensen presented on the Old Town at Creekside and addressed the zoning requested. Brian Mertz addressed the revisions that included moving the hotel, adding buffering, removing two fast food sites, entry/exit elevation and adding trees. Landscape Architect Andy Gabbert addressed connectivity and trails. He generally stated that open space should be included into useable space and density because it was designed to be open useable space. Brian Mertz addressed that the design suggestion of resident Privitera to remove parking and add green space was used. He addressed possible tenants and concluded by asking for approval.

Commissioner Cary asked the developer could support seven restaurants. Brian Mertz stated he was confident there would be enough traffic generated.

Commissioner Wright asked about the restaurant entrance layout. Brian Mertz responded that had not yet been decided.

Discussion ensued regarding PMP standards regarding hotels.

Director Lachky explained why "B-2" zoning request was appropriate and gave the staff review and analysis of the applications. He explained that all requirements were met and that staff had no issues. Staff recommended approval with conditions.

Chairman Katerndahl announced the Commission would take a 10 minute break.

Chairman Katerndahl invited the public to comment.

- Misty Snodgrass (14050 NW 64<sup>th</sup> Terr, Unincorporated Platte County) generally spoke that the original plan dated May 29, 2018 was an improvement over the current proposal, how the development design didn't fit Parkville character, wanting the rezoning to be B-1 rather than B-2 and transparency issues surrounding process.
- Sherri Privitera (6215 NW Kimberly Downs, Unincorporated Platte County) gave presentation. She generally spoke about wanting an environmental impact analysis, removal of current trees, complete streets and impact to water service.
- Jason Maki (6955 NW Scenic Dr, Unincorporated Platte County) generally spoke of concerns of economic feasibility and hotels leading to increased crime.
- Weston Coble (14435 Summit Cir, Parkville) generally stated there was a lack of connection between Old Town and The Meadows. He was generally concerned with too much parking and pavement, pad sites would not develop into high quality and local development.
- Tim Albright (18011 NW Jade Ct, Unincorporated Platte County) generally spoke about whether the proposal met the small town ambiance and the development was an imposition on lifestyle.
- Jessica Holtz (14840 NW 61<sup>st</sup> St, Parkville) generally spoke that the development was economically feasible, maintenance, tree removal, and long term investment.
- Amanda Webber (14310 NW 63rd St, Unincorporated Platte County) generally spoke about concerns with PHSD overcrowding, lack of parking structure and economic feasible.
- Gwendolyn Miller (6424 N Whitetail Way, Parkville) generally spoke about concerns with long term investment and crime associated with low income housing.
- Rachel Leistad (14815 NW 61<sup>st</sup> St, Parkville) generally spoke about concerns with the impact on the fire department, environmental impacts of artificial turf, light pollution, and maintenance and operations of baseball fields long term.

Chairman Katerndahl closed public comments. He consulted the Commission about voting on the applications presented and continuing the remaining items to the following night. The Commission agreed.

Attorney Williams entered exhibits into evidence.

Discussion ensued regarding the applications, concerns and conditions.

Chairman Katerndahl closed the public hearing.

**4A. Chairman Katerndahl moved to approve the Application for Conditional Use Permit for The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on 43.42 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO, subject to all conditions recommended by staff as expressed in the staff analysis report exhibit A dated October 5, 2018 and the added conditions that:**

- **Subject to all conditions recommended by staff as expressed in the staff analysis report exhibit A dated October 5, 2018**
- **Apartments and townhomes authorized by this CUP conform to the current standards in the "R-4-P" zoning district including restricting multi-family development to walk-up apartments with no more than 12 units per building as called for in the code**

**Commissioner Delich seconded. A Roll call vote passed the motion: 9-0**

**4B. Commissioner Wright moved to approve the Application for Preliminary Development Plan for The Meadows at Creekside, a planned residential development consisting of single-family homes, townhomes and apartments on 43.42 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152, subject to all conditions recommended by staff as expressed in the staff analysis report exhibit A dated October 5, 2018 and the added conditions that:**

- The developer increase the number of single family home designs by 3 to 4 design plans and images
- The developer provide a privacy around the Housh property on all three sides subjected to Mr. Housh's approval
- Stronger pedestrian connection between the north/south housing and the commercial developments
- Developer adds more connections to the trail penetrating from the housing westward, at least two additional access points
- Developer submit final development plans to the Planning and Zoning Commission

**Commissioner Verhoeven seconded. A Roll call vote passed the motion: 8-1**

**4C. Commissioner Cary moved to approve the Application for Zoning Map Amendment for Old Town at Creekside, a planned development for commercial uses on 38.12 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152, subject to staff conditions. Commissioner Delich seconded. A Roll call vote passed the motion: 8-1**

**4D. Commissioner Delich moved to approve the Application for Preliminary Development Plan for Old Town at Creekside, a planned development for commercial uses on 38.12 acres, more or less, generally located at the southeast quadrant of the intersection of I-435 and MO-Hwy 45 along Brink-Myers Rd. in Parkville, MO 64152, subject to all staff conditions, and the added conditions that:**

- 45' buffer along Brink-Myer Rd be a raised berm
- Developer considers eliminating the one-way streets on lot 4
- Hotel is limited to a design with only internal quarters
- Up to 20% of parking increased to 10x18 1/2 and maintain the minimum count required by zoning – at the developers discretion
- Developer present a plan to use existing open space identified in project behind hotel to develop as access to the trail
- Discuss with staff making the trail for public use

**Commissioner Wright seconded. A Roll call vote passed the motion: 7-2**

Chairman Katerndahl opened up the public hearing on agenda items E through K. He continued the hearing on all items to October 10, 2018 at 5:30p.m. In the Municipal Board Room without objection.

## **5. REGULAR BUSINESS**

A. None

**6. OTHER BUSINESS**

A. Upcoming meetings & dates of importance:

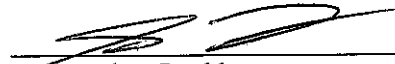
- Board of Aldermen Meetings: Tuesday, October 16, and November 6, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: October 23, 2018 (canceled)
- Planning & Zoning Commission Regular Meeting: Tuesday, November 13, 2018 at 5:30 p.m.

**7. ADJOURNMENT**

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

**Commissioner Krtek moved to adjourn, Commissioner Verhoeven seconded. Motion passed: 9-0. Meeting adjourned at 11:50 p.m.**

Submitted by:

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

10-9-18  
Date

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

10-9-18  
Date



**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Wednesday, October 10, 2018 at 5:30pm  
City Hall Boardroom**

**1. CALL TO ORDER**

Chair 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:*

Alysen Abel/Public Works Director  
Chris Williams/City Attorney  
Joe Parente/City Administrator  
Nathan Hadley/City On-Call Engineer, Phelps Engineering, Inc.  
Shakedra Knight /Management Analyst/Community Development Assistant

**3. GENERAL BUSINESS**

A. None.

**4. UNFINISHED BUISNESS**

E. Application for Zoning Map Amendment for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17A, *Brian Mertz, Parkville Development 140, LLC, Applicant*

F. Application for Preliminary Development Plan for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17B, *Brian Mertz, Parkville Development 140, LLC, Applicant*

- G. Application for Conditional Use Permit for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17C, *Brian Mertz, Parkville Development 140, LLC, Applicant*

Chairman Katerndahl announced the order of business for night. Witnesses were sworn in. Katerndahl opened the public hearing and invited the applicant to present.

Patricia Jensen introduced the development team and then explained their approach for presenting. Jensen showed photos of the property and addressed zoning. Brian Mertz addressed questions from the previous night regarding the size of the project and gave a history of his background. He gave an overview of the Woods at Creekside and addressed greenspace and connectivity.

Chairman Katerndahl asked about the maintenance. Mertz generally explained that the townhomes would be exterior maintenance provided.

- H. Application for Zoning Map Amendment for Creekside Commons, a planned commercial development (consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail and outdoor recreation uses) on 143.15 acres, more or less, generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17E, *Brian Mertz, Parkville Development 140, LLC, Applicant*
- I. Application for Preliminary Development Plan for Creekside Commons, a planned commercial development (consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail and outdoor recreation uses) on 143.15 acres, more or less, generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-17F, *Brian Mertz, Parkville Development 140, LLC, Applicant*

Patricia Jensen addressed zoning for Creekside Commons. Brian Mertz addressed revisions to the plans. He generally explained that the baseball fields were the main anchor for the project. He gave specifications, hotel use estimates and explained the demand for baseball.

Commissioner Lane asked what was the difference in the proposed fields and those in the Blue Valley. Brian Mertz said the difference was turf which was unique to the area. He reviewed the trend report, greenspace, landscaping and concluded the presentation.

Discussion ensued regarding population estimates, seating, lighting and spillover of the proposed fields.

Public Works Director Alysen Abel reviewed the proposed residential units, the review criteria and staff findings and conclusions.

Chairman Katerndahl called for questions from the Commission.

Commissioner Wassmer generally stated she wanted to see more greenspace.

Chairman Katerndahl called for additional questions. Seeing none he opened up the public hearing.

- Cory Miller (15815 NW MO-45 Hwy, Parkville) generally spoke about the developer's quality, being a local and liking the artificial turf fields. He attested that the site had been cut for landscaping soil for years. Felt the development would increase nearby property values.
- Greg Coons (200 NE 44<sup>th</sup> St, Kansas City) generally stated that developments faced push back, but people would be pleased when finished. Chapel Ridge development was an asset to Platte County. Affordable housing was necessary so workers can live near their work and millennials needed it. Felt master planned developments were better than piecemeal.
- Jason Maki (6955 NW Scenic Dr, Unincorporated Platte County) generally stated that the development was not "small town ambience." He questioned the baseball availability for the community and proposed remedies for light pollution.
- Tim Albright (18011 NW Jade Ct, Unincorporated Platte County) generally spoke that he did not like the proposed cemetery, had concerns about one route in and one route out and traffic safety at intersection of 45 and Ensign Dr. Concerned about wildlife after the removal of trees, deer strike incidents, light pollutions, more green space and artificial turf.
- Josh Webber ( 14310 NW 63rd St, Unincorporated Platte County) generally stated that he bought his house because of low density, concerned with impact of turf on health and that kids would walk from baseball complex to I-435.
- Holli Starr (6935 NW White Pine Cir, Unincorporated Platte County) generally stated they moved from Riss Lake to Stonegate for more space. Attested they could see Brink Myer Rd from their house, wildlife was present. Suggested covering the spectator areas of the baseball facility, play facility for little kids. Suggested moving the development to intersection of I-435 and MO-152 Hwy. Suggested a snow plow maintenance area.
- Peter Gose (14530 NW 63<sup>rd</sup> St, Unincorporated Platte County) generally stated that PHSD did not know about this development. Felt a cohesive strategies prevented unwanted uses and that Planning Commission's conditions helped development. Appreciated developer working with public. Suggested covering spectator areas of baseball facility.
- Kirk Clore (8075 NW Breckenridge Dr, Unincorporated Platte County) generally stated he liked the cemetery.
- Weston Coble (14435 Summit Cir, Parkville) generally stated there was a lack of greenway, a lack of connectivity between the Residential and the Commercial, did not like the location of the cemetery, did not want a monument sign in backyard of residences, felt there was too much cut, did not feel Parkville needs baseball fields, and did not think these fields could compete with other local facilities.

Chairman Katerndahl called for additional comments. Seeing none he announced a 10 minute break.

Chairman Katerndahl asked the developer to provide details regarding public use. Brian Mertz explained the fields would be private and read a quote that stated "regular exposure and regular play on ground rubber fill athletic fields for the length of one's childhood, did not increase the risks of cancer above levels considered by the state of California to be de minimis". He explained the benefits of synthetic turf on the environment.

Katerndahl asked the applicant to provide more detail regarding topography and fill. Steve Werger provided that information.

Discussion ensued regarding traffic, access and grading.

Discussion ensued regarding the proposed cemetery and allowance standards.

Discussion ensued regarding cut and fill.

Attorney Williams entered the exhibits into evidence.

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

**4E. Commissioner Wright moved to approve the Application for Zoning Map Amendment for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, subject to all staff conditions, and the added conditions that:**

- **City staff verify that cemetery is allowed under R-4-P**

**Commissioner Verhoeven seconded. A Roll call vote passed the motion: 9-0**

**4F. Commissioner Wright moved to approve the Application for Preliminary Development Plan for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, subject to all staff conditions, and the added conditions that:**

- **Developer submit final development plans to the Planning and Zoning Commission**

**Commissioner Delich seconded. A Roll call vote passed the motion: 9-0**

**4G. Commissioner Wright moved to approve the Application for Conditional Use Permit for The Woods at Creekside & Creekside Village, a planned residential development (consisting of single-family homes and townhomes), on 143.15 acres, more or less, generally at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, subject to all staff conditions, Commissioner Delich seconded. A Roll call vote passed the motion: 9-0**

**4H. Commissioner Cary moved to approve the Application for Zoning Map Amendment for Creekside Commons, a planned commercial development (consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail and outdoor recreation uses) on 143.15 acres, more or less, generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, subject to all staff conditions, Commissioner Verhoeven seconded. A Roll call vote passed the motion: 9-0**

**4I. Commissioner Delich moved to approve the Application for Preliminary Development Plan for Creekside Commons, a planned commercial development (consisting of hotel, restaurant, gas station, pharmacy/medical office, general retail and outdoor recreation uses) on 143.15 acres, more or less, generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, subject to all staff conditions, and the added conditions that:**

- Design standards include quality hotels, maintained greenspace
- Well maintained greenspace throughout project development
- Up to 20% of parking increased to 10x18 1/2 and maintain the minimum count required by zoning
- Add an axial park extension into the parking lot with a pavilion and playground equipment
- Hotel is limited to a design with only internal quarters
- Developer consider internal vehicular circulation within the Commons area
- Developer submit final development plans to the Planning and Zoning Commission
- Create within Commons area a public park area accessible to ball park visitors and members of the public

**Commissioner Wright seconded. A Roll call vote passed the motion: 9-0**

Patricia Jensen introduced the property and zoning and showed the approved plans by Vertical Ventures. Brian Mertz explained the intent of the developing the lots. He stated they would be similar to those at Kelly Dr. Industrial.

Commissioner Wright asked why change the zoning. Brian Mertz explained that it permitted storage warehouse.

Discussion ensued regarding "I-3" versus "I-2" zoning. The applicant withdrew the applications.

- J. Application for Zoning Map Amendment for Creekside Industrial, a planned industrial development consisting of pad sites for office/service and industrial uses on 48.95 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-18A, *Brian Mertz, Parkville Development 50, LLC, Applicant*
- K. Application for Preliminary Development Plan for Creekside Industrial, a planned industrial development consisting of pad sites for office/service and industrial uses on 48.95 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-18B, *Brian Mertz, Parkville Development 50, LLC, Applicant*

Chairman Katerndahl closed the public hearing.

## **5. REGULAR BUSINESS**

- A. None

## **7. OTHER BUSINESS**

- A. Upcoming meetings & dates of importance:
  - Board of Aldermen Meetings: Tuesday, October 16, and November 6, 2018 at 7:00 p.m.
  - Board of Zoning Adjustment Meeting: October 23, 2018 (canceled)


- Planning & Zoning Commission Regular Meeting: Tuesday, November 13, 2018 at 5:30 p.m.

**8. ADJOURNMENT**

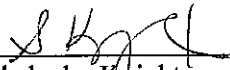
Chairman Katerndahl called further discussion. Seeing none he called for a motion to adjourn.

**Commissioner Delich moved to adjourn, Commissioner Krtek seconded. Motion passed: 9-0. Meeting adjourned at 8:41 p.m.**

Submitted by:

  
 \_\_\_\_\_  
 Stephen LaChky  
 Community Development Director

10-10-18  
Date

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

10-10-18  
Date

**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Tuesday, November 13, 2018 at 5:30pm  
City Hall Boardroom**

**1. CALL TO ORDER**

Chair 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 (arrived at 5:32)

Barbara Wassmer

Doug Krtek (arrived at 5:32)

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 /Management Analyst/Community Development Assistant

**3. GENERAL BUSINESS**

**A. Approval of November 13, 2018 Planning & Zoning Commission meeting Agenda.**

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the agenda.

**Commissioner Delich moved to approve the agenda, Commissioner Cary seconded.**

**Motion passed: 7-0.**

**B. Approval of the minutes from the October 9, 2018 Planning & Zoning Commission meeting.**

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the minutes.

**Commissioner Cary moved to accept the minutes, Commissioner Verhoeven**

**seconded. Motion passed: 8-0.**

**C. Approval of the minutes from the October 10, 2018 Planning & Zoning Commission meeting.**

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the minutes.

**Commissioner Cary moved to accept the minutes, Commissioner Verhoeven**

**seconded. Motion passed: 8-0.**

**4. UNFINISHED BUISNESS**

A. None

**5. PUBLIC HEARING**

- A. Application for Zoning Map Amendment for Creekside Industrial, a planned industrial development consisting of pad sites for office/service and industrial uses on 48.95 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-18E, *Brian Mertz, Parkville Development 50, LLC, Applicant*
- B. Application for Preliminary Development Plan for Creekside Industrial, a planned industrial development consisting of pad sites for office/service and industrial uses on 48.95 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. #PZ18-18F, *Brian Mertz, Parkville Development 50, LLC, Applicant*

Director Lachky gave a brief background on the applications. He identified the subject properties and provided the history including zoning and previously proposed and approved designs. He referenced previous staff reports and addressed the Neighborhood Improvement District (NID), RFPs and FAQs. He concluded with a detailed timeline of the application approval process.

Patricia Jensen with White Goss Law Firm handed out copies of the applicant's presentation. She explained the previously withdrawn and resubmitted applications. She presented the area plan, current zoning, and illustrated photos of the subject property. She concluded by stating that the staff report made certain recommendations and the applicant was in agreement with all of those conditions.

Brian Mertz explained that the terrain interfered with development on the subject property and presented the proposal.

Commissioner Cary asked the applicant about limited flex industrial uses. Brian Mertz stated it would have the ability to have a small office component and a warehouse in addition. He provided a similar example of the industrial complex off of Kelly Dr. in Parkville.

Director Lachky showed aerial imagery of the subject property and then reviewed the plans layout, requirements of the new tenants, the proposed grading, and screening. He presented staff review criteria and conditions, signage requirements, and pointed out that an updated traffic impact study was required of the applicant.

Director Lachky addressed questions regarding the rezoning application and the standards with different districts. He reviewed the staff report and then concluded stating staff recommended approval.

Commissioner Lane asked about challenges with utilities and easements. Lachky stated that there were some extension requirements but were no known challenges.



Commissioner Wright whether there was a footprint size limitation on "I-2-P" zoning. Lachky stated there was not one aside from setbacks. He added that the applicant would have to go through the subdivision re-plat process to combine plats.

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

Tim Albright (18011 NW Jade Ct, Platte County). He generally spoke of his reasons for opposition of the proposed development.

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

Discussion ensued regarding the difference in verbiage and standards of "I-1", "I-2" and "I-3" zoning districts.

Discussion ensued regarding growth and development.

Commissioner Delich moved to closed discussion. Commissioner Wright seconded. Motion passed: 8-0

Chairman Katerndahl called for a motion on the proposed application.

**Commissioner Wright moved to approve the Application for Zoning Map Amendment for Creekside Industrial, a planned industrial development consisting of pad sites for office/service and industrial uses on 48.95 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, Commissioner Verhoeven seconded. A Roll call vote passed the motion: 8-0**

**Commissioner Delich moved to approve the Application for Preliminary Development Plan for Creekside Industrial, a planned industrial development consisting of pad sites for office/service and industrial uses on 48.95 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152, subject to all staff conditions, Commissioner Lane seconded. A Roll call vote passed the motion: 8-0**

- C. Application for a Conditional Use Permit (CUP) to operate a Recreation – Indoor, Limited use yoga studio at 102 Main St in Parkville, MO in the "OTD" Old Town District on parcel #20-7.0-35-100-036-013.001 (0.04 acres, more or less), generally located on the west side of N Main St between NW Mill St and W 2nd St. #PZ18-26, *Wendy Landry, Om Prana Yoga, Applicant*

Director Lachky introduced the application and gave the history including similar request in the past. He explained the reason for the request, development code requirements for pedestrian traffic and parking, and reviewed the staff criteria considered. He concluded stating staff recommended approval.

Applicant Wendy Landry addressed the Commission stating that she was requesting approval. She explained the proposed setup and referenced Artisan Studio as an example. Landry gave the

history of her business, its success. Limitations with the current location, her education and experience, detailed the accredited programs offered and concluded stating Om Prana Yoga was an established business with deep roots.

Commissioner Wassmer asked about retail hours. Landry explained they would evaluate pedestrian traffic and set retail hours accordingly.

Chairman Katerndahl called for questions. Seeing none he opened up the public hearing.

Downtown business owner Kathleen Fasoni (5647 NW Union Chapel) generally spoke about her support for the applicant.

Downtown business owner Michael Fasoni (5647 NW Union Chapel) generally spoke that the retail Ordinance was not good for OTD and gave his reasoning.

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

**Commissioner Krtek moved to approve the Application for Conditional Use Permit (CUP) to operate a Recreation – Indoor, Limited use yoga studio at 102 Main St in Parkville, MO in the “OTD” Old Town District on parcel #20-7.0-35-100-036-013.001 (0.04 acres, more or less), generally located on the west side of N Main St between NW Mill St and W 2nd St, for a period of 20 years, subject to all staff conditions, Commissioner Wassmer seconded. Motion: 8-0**

## **6. REGULAR BUSINESS**

A. None

## **7. OTHER BUSINESS**

A. Upcoming meetings & dates of importance:

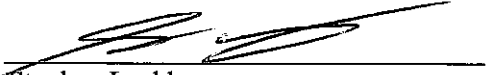
- Board of Aldermen Meetings: Tuesday, November 20, and December 4, 2018 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: November 27, 2018 (canceled)
- Planning & Zoning Commission Regular Meeting: Tuesday, December 11, 2018 at 5:30 p.m.

## **8. ADJOURNMENT**

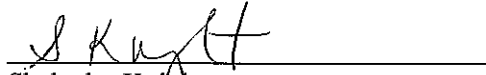
Chairman Katerndahl called further discussion. Seeing none he called for a motion to adjourn.

**Commissioner Krtek moved to adjourn, Commissioner Wright seconded. Motion passed: 8-0. Meeting adjourned at 7:25 p.m.**

Submitted by:

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

11-13-18  
Date

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

11-13-18  
Date

**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri  
Tuesday, December 11, 2018 at 5:30pm  
City Hall Boardroom**

**1. CALL TO ORDER**

Chair 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

Walt Lane (absent with notice)

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 /Management Analyst/Community Development Assistant

**3. GENERAL BUSINESS**

**A. Approval of December 11, 2018 Planning & Zoning Commission meeting Agenda.**

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the agenda.

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

**B. Approval of the minutes from the November 13, 2018 Planning & Zoning Commission meeting.**

Chairman Katerndahl called for questions. Seeing none he called for a motion to approve the minutes.

**Commissioner Delich moved to accept the minutes, Commissioner Wassmer seconded. Motion passed: 5-0.**

**4. UNFINISHED BUISNESS**

A. None

**5. PUBLIC HEARING**

A. None

**6. REGULAR BUSINESS**

A. Discussion of Bylaws and Procedures

Chairman Katerndahl explained the reason for requesting formal public hearing procedures. Director Lachky reviewed Planning Commission Bylaws and the suggested procedure options. Discussion ensued regarding those options. Director Lachky will draft language based on the suggestions from Commissioners to present at the next meeting.

**7. OTHER BUSINESS**

A. Upcoming meetings & dates of importance:

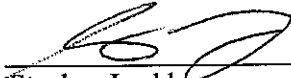
- Board of Aldermen Meetings: Tuesday, December 18, 2018 and January 2, 2019 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: December meeting is canceled.
- Planning & Zoning Commission Regular Meeting: Tuesday, January 9, 2018 at 5:30 p.m.

**8. ADJOURNMENT**

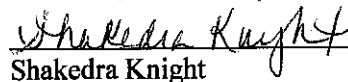
Chairman Katerndahl called further discussion. Seeing none he called for a motion to adjourn.

**Commissioner Delich moved to adjourn, Commissioner Krtek seconded. Motion passed: 5-0. Meeting adjourned at 6:04 p.m.**

Submitted by:

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

12-11-18  
Date

  
\_\_\_\_\_  
Shakedra Knight  
Community Development Assistant/Management Analyst

12-11-18  
Date