

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

April 21, 2015

6:03 p.m.

**Item 1. Roll Call**

PRESENT: Bob Gerdes, Mark Seneker, Stephany Hughes, Kenny Manley and David Ishmael.

STAFF PRESENT: Larry Murry, Building Official; Brad Eales, Councilman Liaison; and Secretary Jaime Blackburn.

ABSENT: Brenda Hambrick.

VISITORS: Rudy Knipker, John Knipker, Mark and Anna Spohn, Jeri Eaves and Sharon Powell.

**Item 2. Approval of Minutes – September 17, 2014**

MINUTES APPROVED: Commissioner Seneker motioned to approve the September 14, 2014 minutes. Commissioner Hughes seconded. The motion carried.

**Item 3. Special Use Permit: SU-15-001, Bed and Breakfast, 426 Concourse Ave**

Larry Murry, Building Official presented the staff report to the Commission. Mark and Anna Spohn were present to answer any questions. Mark Spohn stated the interior of the back building has been demoed and Steve Jewell has been working on the exterior brick on the main building. Getting ready to pull wiring and plumbing and we are hoping to be able to have the back building ready by June 2015.

Commissioner Hughes asked about the parking lot and wanted to know if it was going to be paved. Mark stated the parking lot is Tim Tipton's lot and he plans to maintain the lot with gravel. He would however like to pave the parking lot sometime in the future. The Bed and Breakfast has an agreement to use six parking spots. This is an existing parking lot and does not need to be paved, but Mark intends to pave it someday. The lot is 40' x 60' in size.

Commissioner Hughes made a motion to approve special use permit. Commissioner Manley seconded. The motion carried.

**Item 4. Rezoning: RX-15-001, changing three lots from R-1 to C-3 in Woodward Estates**

Larry Murry presented the staff report to the Commission. Rudy and John Knipker were on hand to answer any questions. Rudy mentioned the land survey company discovered that one of the lots were already zoned C-3. They thought all the lots had been rezoned C-3 in past but when they came to the City they found out that not all of them had been rezoned. They are asking for the two lots on the north of their property be zoned C-3 to go along with what they have planned for the land. Rudy has been working with the engineer on this property. When they found out the lot closest to the residential area was already zoned C-3. Technically, there are no property owners within 200 feet of the property

for zoning verification, but Rudy and John Knipker wanted to go ahead and send letters to all the property owners around the property. The current storage units are on the east side of the property. They want to set the site up and deal with the water retention and have all the land ready for future storage units now and not worry about it later so everything is in plan and in sync as they go.

Commissioner Seneker asked Rudy if the one lot was currently already zoned C-3 and Rudy stated in fact it is already zoned C-3.

Councilperson Eales asked if approved and have pulled land disturbance permit are you going to attempt to get all your dirt work done. Rudy said yes that all the water retention will be done at one time too.

Jeri Eaves, neighbor, was shown the map of the lots by Rudy. She was not aware that the lots were designed for anything other than residential. Rudy explained the end lot is not buildable for the storage units because of the slope. He showed her the property lines also. She loves the country view she has now. She also stated she is worried about property values with storage units behind the residential. Rudy stated there will be a gated entry off of Washington School Rd used as a service drive but the main entrance will still be off of 92 Hwy like it is today. The neighbor was worried about security and break-ins. Rudy stated security and technology has come a long way and there will be security cameras, license plate quality cameras and it will be well lit. The property will be fenced. Per Larry Murry fencing is required as a buffer/screening between R-1 and C-3 zoning. Commissioner Hughes would like one lot to be left alone and develop on the two lots instead. Rudy explains that will not benefit to build on the lot that is next to this neighbor because the way the ground lies. John Knipker stated this is not a cheap project to do due to the water retention and they need all the land.

Commissioner Hughes made a motion to deny the rezoning. Commissioner Seneker seconded. Commissioner Ishmael does not understand why this is being denied. Stated he is still in the discussion mode and would like to come up with a plan to make both parties happy. It seems like a logical use of the land. Roll Call: 2-Yayes and 3-Nayes

Commissioner Ishmael made a motion to approve the rezoning. Commissioner Manley seconded. Roll Call: 3-Yayes and 2-Nayes. Motion carried.

#### **Item 5. Final Plat: FP-15-001, May Street Addition**

Final plat application for 208 May Street is concurrent with City Code and has been approved by all internal departments. The School District purchased two lots to build a house. Once the land was surveyed they found that the house on Miller's shed was actually on the School District's property. This final plat changes the property line so the neighbor will have their shed on their property. There were no questions by the Commission.

Commissioner Ishmael motioned to approve the final plat. Commissioner Hughes seconded. Motion carried.

#### **Item 6. Amendments to Municipal Code**

Larry Murry read the staff report to the Commission. The City staff has worked many hours with Sullivan Publication to update the Municipal Code. The proposed changes include changes to the

Zoning Code that should be reviewed by the Commission prior to consideration of all Municipal Code changes by the City Council. City Staff recommends that these changes be approved. After adoption of the revised Municipal Code by the City Council, the City plans to make the Code available to the public in searchable format with a link on the City website.

Commissioner Hughes made motion to approve Municipal Code. Commissioner Ishmael seconded. Motion carried.

**Item 7. COMMENTS OF VISITORS**

No comments.

**Item 8. COMMENTS OF COMMISSIONERS**

Councilman Eales introduced Councilwoman Sharon Powell to the Commissioners. She will be taking over his spot as Council liaison.

**Item 9. ADJOURN**

Meeting was adjourned at 6:55 p.m.

**The next regular meeting of the Commission is scheduled for May 19, 2015 Hall of Waters, 201 East Broadway, Excel-sior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Jaime Blackburn, Secretary of Planning & Zoning Commission.

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

June 16, 2015

6:00 p.m.

**Item 1. Roll Call**

PRESENT: Bob Gerdes, Stephany Hughes, Kenny Manley and David Ishmael.

STAFF PRESENT: Larry Murry, Building Official; Sharon Powell, Councilperson Liaison; and Secretary Jaime Blackburn.

ABSENT: Mark Seneker.

VISITORS: Don Thornton.

**Item 2. Approval of Minutes – May 19, 2015**

MINUTES APPROVED: Commissioner Hughes motioned to approve the May 19, 2015 minutes. Commissioner Ishmael seconded. The motion carried.

**Item 3. Final Plat: FP-15-002, Farris Street ROW**

The final plat submittal included are concurrent with City Code and have been reviewed by the Public Works Director with no reservations. The lots are changing from buildable lots to street Right of Way areas on Farris Street.

Larry Murry explained to the visitor that this is for the Farris Street ramp improvement.

Commissioner Hughes made a motion to approve renewal of the special use permit. Commissioner Ishmael seconded. The motion carried.

**Item 4. COMMENTS FROM VISITORS**

No Comments.

**Item 5. COMMENTS FROM COMMISSIONERS**

Sharon Powell mentioned that Jake Simmons was appointed to the Planning & Zoning Commission.

**Item 6. ADJOURN**

Meeting was adjourned at 6:17 p.m.

**The next regular meeting of the Commission is scheduled for July 21, 2015 at 6 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Jaime Blackburn, Secretary of Planning & Zoning Commission.

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

June 16, 2015

6:00 p.m.

**Item 1. Roll Call**

PRESENT: Bob Gerdes, Stephany Hughes, Kenny Manley and David Ishmael.

STAFF PRESENT: Larry Murry, Building Official; Sharon Powell, Councilperson Liaison; and Secretary Jaime Blackburn.

ABSENT: Mark Seneker.

VISITORS: Don Thornton.

**Item 2. Approval of Minutes – May 19, 2015**

MINUTES APPROVED: Commissioner Hughes motioned to approve the May 19, 2015 minutes. Commissioner Ishmael seconded. The motion carried.

**Item 3. Final Plat: FP-15-002, Farris Street ROW**

The final plat submittal included are concurrent with City Code and have been reviewed by the Public Works Director with no reservations. The lots are changing from buildable lots to street Right of Way areas on Farris Street.

Larry Murry explained to the visitor that this is for the Farris Street ramp improvement.

Commissioner Ishmael made a motion to approve Final Plat on Farris Street ROW. Commissioner Manley seconded. The motion carried.

**Item 4. COMMENTS FROM VISITORS**

No Comments.

**Item 5. COMMENTS FROM COMMISSIONERS**

Sharon Powell mentioned that Jake Simmons was appointed to the Planning & Zoning Commission. He will be sworn in at the next City Council session.

**Item 6. ADJOURN**

Meeting was adjourned at 6:17 p.m.

**The next regular meeting of the Commission is scheduled for July 21, 2015 at 6 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Jaime Blackburn, Secretary of Planning & Zoning Commission.

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

November 17, 2015

6:00 p.m.

**Item 1. Roll Call**

PRESENT: Bob Gerdes, Stephany Hughes, Kenny Manley, Sandy Barnes, Mark Seneker and David Ishmael.

STAFF PRESENT: Larry Murry, Building Official; Sharon Powell, Councilperson Liaison; and Secretary Jaime Blackburn.

ABSENT: Jake Simmons

VISITORS: John Davis, Foresight Land Holdings.

**Item 2. Approval of Minutes – June 16, 2015**

MINUTES APPROVED: Commissioner Ishmael motioned to approve the June 16, 2015 minutes. Commissioner Hughes seconded. The motion carried.

**Item 3. Zoning: Case No. RZ-15-002, PP-15-001 and FP-15-003 Consideration of proposed rezoning (M-1 to C-3) of McCleary Medical Plaza located at NE corner of McCleary Rd and US 69 Hwy**

There was a discussion on the location, parking, drainage and size of proposed building. All questions were answered by John Davis, Foresight Land Holdings.

Commissioner Barnes made a motion to approve rezoning, preliminary plat and final plat for McCleary Road and US 69 Hwy. Commissioner Ishmael seconded. The motion carried.

**Item 4. COMMENTS FROM VISITORS**

No Comments.

**Item 5. COMMENTS FROM COMMISSIONERS**

No Comments.

**Item 6. ADJOURN**

Meeting was adjourned at 6:14 p.m.

**The next regular meeting of the Commission is scheduled for December 15, 2015 at 6 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Jaime Blackburn, Secretary of Planning & Zoning Commission.



PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

December 15, 2015

6:01 p.m.

**Item 1. Roll Call**

PRESENT: Stephany Hughes, Kenny Manley, Mark Seneker, Jake Simmons, David Ishmael and Sandy Barnes.

STAFF PRESENT: Larry Murry, Building Official; and Secretary Jaime Blackburn.

ABSENT: Bob Gerdes

VISITORS: John Davis, Foresight Land Holdings.

**Item 2. Approval of Minutes – November 17, 2015**

Commissioner Barnes and Commissioner Seneker were not shown as present at the meeting and asked to be added. Commissioner Ishmael motioned to approve amended minutes and Seneker seconded. Motion carried.

**Item 3. Consideration of Final Development Plan for McCleary Medical Plaza located at the NE corner of McCleary Road and US 69 Hwy.**

Commissioner Seneker asked if there had been any changes from the previous meeting. Mr. Davis said they added a sidewalk and reduced the square footage. They were targeting a tenant to add to the building but it just did not come together.

Commissioner Seneker made a motion to approve final plan for McCleary Road and US 69 Hwy. Commissioner Ishmael seconded. The motion carried.

**Item 4. COMMENTS FROM VISITORS**

No Comments.

**Item 5. COMMENTS FROM COMMISSIONERS**

No Comments.

**Item 6. ADJOURN**

Meeting was adjourned at 6:07 p.m.

**The next regular meeting of the Commission is scheduled for January 19, 2015 at 6 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.**

Minutes prepared by Jaime Blackburn, Secretary of Planning & Zoning Commission.