

## **PLANNING AND ZONING COMMISSION**

**July 13, 2009**

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M. July 13, 2009 at Kearney City Hall with Kathy Whipple presiding. Members present were Darren Hiley, Dan Holt, Kim Murphy and Doyle Riley. Heath Courtney and Kent Porter were absent. Staff members present were David Pavlich and Shirley Zimmerman.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

### **CONSENT AGENDA**

➤ Minutes of June 8, 2009 meeting

A motion was made by Kim Murphy and seconded by Doyle Riley to approve the Consent Agenda as presented. The motion carried unanimously.

### **NEW BUSINESS**

**RIVER MEADOWS NORTH COMMERCIAL—EXTENSION** Staff presented a request from Sadenco, LLC for a two year extension on the River Meadows North Commercial Development Plan, which included a gas station/convenience store, bank with drive-thru and a strip center building with associated parking.

Staff presented a memo dated July 13, 2009 recommending the extension. Staff said due to the economy they haven't moved forward with this project at this time. No changes to the Plan have been proposed and there have been no code changes in the past year that would affect this Plan.

Dan Holt asked if they have any plans on when they might be starting this project. Cecil Lovett, representing Sadenco, LLC, said they are waiting on the economy to improve.

Darren Hiley asked how many renewals they can get. Staff said they can have up to a two year extension.

Darren Hiley asked if there was any update on the storm water issues. Staff said the detention will be addressed as each site comes in for permits.

Darren Hiley asked if the drainage issues in the area have been improved. Staff said nothing has changed there.

Kim Murphy said he was very disappointed that the developer had done nothing on the drainage issues and especially at 301 Wildflower Circle. He said this has nothing to do with approval of the extension but the developer should be concerned about the present drainage issues.

**RIVER MEADOWS NORTH COMMERCIAL—EXTENSION-CONT** A motion was made by Doyle Riley and seconded by Kim Murphy to approve the extension of the River Meadows North Commercial Development Plan for two years and to include all the conditions from the previous approval. The motion carried unanimously.

**VICE CHAIRMAN OF COMMISSION** Kim Murphy said we didn't elect a Vice Chairman at the last meeting. Staff said we could do that tonight.

A motion was made by Kim Murphy and seconded by Darren Hiley to nominate Doyle Riley for Vice Chairman. The motion carried unanimously.

**DISCUSSION**

**KIM MURPHY** Kim Murphy said he is concerned that we have an obligation to enforce uniformly political and commercial signs in the City. He said if we don't like the way the ordinance is then we need to make changes to reflect what we want to enforce.

Mr. Murphy said an example is the signs in the Old Church Plaza. He said there are also signs across from City Hall on the week-ends. He said we also need to control election signs in residential areas. He said during the School election there was a large sign for Steve McDonald in a residential area.

Mr. Murphy said when he came on this Commission it was "who you are" in the community and he wanted to change it to "what you're doing" but he hadn't been successful.

Staff said part of those signs have temporary permits. It's hard to police signs on the week-end when City employees don't work.

**DARREN HILEY** Darren Hiley said we allowed some latitude with the thirty day temporary permits for signs.

Darren Hiley asked what was going in Southwest of Conoco. Staff said we have only seen a Concept Plan at this time and they have indicated they might be interested in a TIF Plan.

**ADJOURNMENT** There being no further business on the agenda, a motion was made by Darren Hiley and seconded by Dan Holt to adjourn. The motion carried unanimously.

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
**Kathy Whipple, Chairperson** **Darren Hiley, Secretary**