

## **PLANNING AND ZONING COMMISSION**

**July 29, 2010**

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M. July 29, 2010 at Kearney City Hall with Kathy Whipple presiding. Members present were Doyle Riley, Kim Murphy and Jenny Hayes. Kent Porter, Heath Courtney and Darren Hiley were absent. Staff members present were David Pavlich, Shirley Zimmerman and Chad Coffelt.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

### **CONSENT AGENDA**

- Minutes of the June 14, 2010 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**

Kim Murphy said he wanted to disclose that the architect doing this building also does work for the Fire District of which he serves on the Board and is working on his house. No one felt it was a conflict of interest.

### **RUTH ANN WOOD BUILDING-SITE PLAN FOR MAJOR FACADE CHANGE**

Staff presented an application from Ruth Ann Wood, owner of the Remax office building located at 408 West 92 Highway, to do a façade change to update and improve the look of the building. Staff presented a Staff Report dated July 12, 2010.

The new façade will be stucco and “champagne” in color. Stone veneer accents will be installed at both ends of the front façade. The stone will include multiple colors, but in general, will be darker than the stucco. No additions to the building are proposed.

The existing monument sign and existing canopy sign will remain. The second sign, next to the building, will be removed.

Staff recommended removal of the carport as a condition of approval.

Kim Murphy asked if the request to move the carport was a problem. Brad Brown, Remax agent, said he didn't think it would be a problem.

Jenny Hayes asked if they are just improving their building rather than being requested by the City. Staff said that is correct.

**RUTH ANN WOOD BUILDING-SITE PLAN FOR MAJOR FAÇADE CHANGE**

Brad Brown said he requested the improvements in his new lease agreement.

A motion was made by Kim Murphy and seconded by Jenny Hayes to recommend to the Board of Aldermen to approve the application from Ruth Ann Wood, owner of the Remax office building located at 408 West 92 Highway, to do a façade change to update and improve the look of the building, contingent upon meeting Staff comments. The motion carried unanimously.

**DISCUSSION**

**KIM MURPHY** Kim Murphy said he was glad to see that the City is moving forward on helping the traffic situation at Pilot. He said he is concerned that the City is making a big investment that will substantially raise the value of the land along the road. He said that property owner should have to pay money towards the road before they are allowed access to the road.

**ADJOURNMENT** There being no further business on the agenda, a motion was made by Kim Murphy and seconded by Doyle Riley to adjourn. The motion carried unanimously.

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_  
Kathy Whipple, Chairperson Darren Hiley, Secretary