

PLANNING AND ZONING COMMISSION

September 9, 2013

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., September 9, 2013, at Kearney City Hall with Kathy Whipple presiding. Members present were Kent Porter, Dan Holt, Eric Shumate and Doyle Riley. Members absent were Darren Hiley and Heath Courtney. Staff members present were David Pavlich and Shirley Zimmerman.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

- Minutes of the July 29, 2013 meeting

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

NEW BUSINESS

SONIC – SITE PLAN Staff presented a Staff Report for an application from Gary Simons, owner of the Kearney Sonic, proposing an amended site plan for the existing Sonic located at 510 Platte Clay Way. The existing building and canopies will be demolished and replaced with new structures.

The new building will be a few feet wider, the walk-up canopy will be approximately 10 feet deeper and a lighted arch tower will be added. The existing pole sign will remain in place and will not be modified. In 2007, the Planning and Zoning Commission approved a plan to update the façade and relocate new canopies. Due to the state of the economy at the time, those improvements were never made.

The current site layout includes a drive thru-lane that wraps around the building and drive-up canopies on the outside of the drive-thru lanes. There is also a walk-up canopy on the front of the building. The proposed layout includes relocation of one drive-up canopy to along the north side of the building and the south drive-up canopy moved to the south edge of the parking lot. This will provide better access to the exit for vehicles that do not utilize the drive-thru window. Though much of the parking lot will be replaced, the outer boundary of the paved areas will not increase.

Staff said the Bradford Pear trees on the site were removed. As part of the site plan, the owner indicates they will re-install 15 trees plus additional shrubs along the south side of the parking lot that will grow tall enough to block customer headlights for traffic on 92 Highway.

SONIC – SITE PLAN-CONT Staff said sidewalks will be constructed along the frontage of the property, including a five foot sidewalk along 92 Highway and a four foot sidewalk along Platte Clay Way, which matches existing sidewalks. Crosswalk improvements at the Southeast corner of the site will be constructed by MoDOT as part of the 92 Highway widening project.

Dan Holt asked if the trash enclosure would be an issue for trash trucks to access. Gary Simons said that the enclosure will be reworked. The site modifications will make it easier for trash trucks to access the dumpster and they tend to come in the mornings where there are fewer customers.

Gary Simon said they have essentially outgrown their current building. The new building will be slightly larger, they will have more power to the building and the site modifications will be better for traffic flow.

Eric Shumate asked if we had a sealed site plan drawing. Staff said we have everything we need.

Kathy Whipple asked if there would be directional signage. Mr. Simon said Sonic controls signage and they will have directional signage.

A motion was made by Doyle Riley and seconded by Eric Shumate to recommend to the Board of Aldermen to approve the application from Gary Simons, owner of the Kearney Sonic, proposing an amended site plan for the existing Sonic located at 510 Platte Clay Way, contingent upon meeting all Staff comments. The motion carried unanimously.

INFORMATION & DISCUSSION ITEMS

NOVEMBER MEETING Staff said the November meeting date would fall on Veterans Day. He asked if everyone wanted to meet on a holiday or move that date to Thursday, November 14th. It was the general consensus of the Commission to meet on the Thursday date.

Eric Shumate asked if there is anything that can be done about the van that sits in the parking lot at 33 and 92 Highways advertising Party Place Liquor store. Staff said they will look into that.

Dan Holt asked at what point we can consider condemning the old Casey building. It just continues to deteriorate and they are doing nothing about it. Staff said they will talk to the City attorney about this.

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

Approved: _____ **Attest:** _____
Kathy Whipple, Chairperson **Darren Hiley, Secretary**