

PLANNING AND ZONING COMMISSION

November 14, 2013

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., November 14, 2013, at Kearney City Hall with Kathy Whipple presiding. Other members present were Doyle Riley, Darren Hiley, Eric Shumate, Dan Holt and Kent Porter. 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 October 14 and October 21, 2013 meetings

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

OLD BUSINESS

QUIK TRIP MINOR SITE PLAN FOR MONUMENT SIGN Staff presented an application from Matt Brooks, Quik Trip, to replace the six foot tall monument sign with a seven foot sign with a forty two square foot sign face.

Staff said after the Planning and Zoning Commission approved the Quik Trip site plan the Board of Aldermen approved an amendment to the sign code increasing the allowed height of monument signs to 7.5 feet. This is the reason for the new application and it doesn't go back to the Board of Aldermen.

A motion was made by Kent Porter to send the application to the Board of Aldermen with no recommendation. Staff said this won't go back to the Board of Aldermen.

A motion was made by Kent Porter and seconded by Eric Shumate to approve the application from Matt Brooks, Quik Trip, to replace the six foot tall monument sign with a seven foot sign with a forty two square foot sign face contingent upon meeting Staff comments. The motion carried unanimously.

PUBLIC HEARINGS

BARHAM – REZONING FROM “COUNTY” TO R-R – RURAL RESIDENTIAL

Staff presented an application from Kenny and Annette Barham proposing to rezone approximately 5.31 acres, located at 16800 NE 128th Street from “County” to the City's R-R Rural Residential zoning classification. The rezoning will allow for a five acre one lot final plat.

Staff said the applicant's son is constructing a house on the property. The rezoning and accompanying final plat are necessary for bank financing.

The southern 130 feet of the property is currently outside the City limits. The Board of Aldermen will consider an annexation request at their November 18 meeting to include this area in the City.

Staff said there are no City services in that area.

Dan Holt left the meeting.

The floor was opened to the public.

There being no comments from the public, the floor was closed to the public.

Kent Porter asked if this is across from Holmes Creek. Staff said yes it is.

A motion was made by Darren Hiley and seconded by Kent Porter to recommend to the Board of Aldermen to approve the application from Kenny and Annette Barham proposing to rezone approximately 5.31 acres, located at 16800 NE 128th Street from "County" to the City's R-R Rural Residential zoning classification contingent upon meeting all staff comments. The motion carried unanimously.

Dan Holt returned to the meeting.

NEW BUSINESS

BARHAM ACRES – FINAL PLAT Staff presented an application from Kenny and Annette Barham proposing to subdivide a 5.31 acre tract into one five acre lot, with .31 acres being proposed road right-of-way, along the North half of NE 128th Street.

The property is currently part of a large family farm. A house is being constructed on the property for their son, Dusty Barham. The final plat is also necessary for bank financing.

Staff said this won't be finalized until December 3rd because there will be a waiting period on the annexation before it can be filed.

A motion was made by Eric Shumate and seconded by Doyle Riley to recommend to the Board of Aldermen to approve the application from Kenny and Annette Barham proposing to subdivide a 5.31 acre tract into one five acre lot, with .31 acres being proposed road right-of-way, along the North half of NE 128th Street contingent upon meeting all Staff comments. The motion carried unanimously.

INFORMATION AND DISCUSSION ITEMS

HEATH COURTNEY Staff said Heath Courtney has resigned from the Planning and Zoning Commission. Staff said Mayor Dane is going to recommend to the Board of Aldermen to appoint Marie Steiner, 815 Susan Street to fill Heath Courtney's position. She served on the recycling committee for the City.

DAN HOLT Dan Holt said he wanted everyone to know he did plea the Commission's stand in regard to the changes in the sign ordinance. He said this Commission did a good job in making the decision they chose.

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

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