

PLANNING AND ZONING COMMISSION

May 12, 2014

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., May 12, 2014, at Kearney City Hall with Kathy Whipple presiding. Other members present were Eric Shumate, Kent Porter and Dan Holt. Doyle Riley 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 April 14, 2014 meeting

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

NEW BUSINESS

MOSAIC POLE SIGN – MINOR SITE PLAN CHANGE Staff presented an application from Mosaic proposing to install a pole sign along Interstate 35. The pole sign will be forty feet with a 150 square foot sign face.

For pole signs along Interstate 35, the sign code allows signs up to 40 feet tall with a sign face up to 150 square feet in area. The sign will be located in the north corner of the property approximately 20 feet from Interstate 35 right-of-way and 5 feet from the Northwest property line.

Kent Porter asked if there were other signs on the property. Staff said the only other signs are on the building.

Eric Shumate said this is a very attractive pole sign.

A motion was made by Dan Holt and seconded by Kent Porter to approve the application from Mosaic proposing to install a pole sign along Interstate 35 that is 40 feet tall with a 150 square foot sign face. The motion carried unanimously.

PUBLIC HEARINGS

BUILDING CODE UPDATE TO 2012 CODES Staff said they are proposing to update the building codes to 2012 Codes.

Staff said construction in Kearney is currently under a 2000 building code standard for single and two-family dwellings and 1997 standards for commercial construction. Many

BUILDING CODE UPDATE TO 2012 CODES cities throughout the KC metro area have updated to 2012 building codes, including our surrounding jurisdictions of Liberty, Smithville and Clay County. To be more consistent with other metro area building departments, Staff proposes an update to the City's building codes.

Staff presented a worksheet packet with the proposed amendments. Many of the proposed changes identify how an amendment is related to Clay County, Smithville and/or the Home Builder Association recommendations.

Staff said they sent letters with a list of the proposed amendments to our local builders that have pulled or are expected to pull a building permit in 2014 and to builders that have pulled five or more permits over the past two and one-half years.

The floor was opened to the public.

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

Kent Porter asked if Section R310.5 was for emergency window from a basement. Staff said that is correct, and the deck has to be 48 inches from the ground to provide a path to accommodate a fireman and equipment.

Eric Shumate asked how the process works to adopt the new codes. Staff said tonight is to introduce it to Planning and Zoning Commission and request a recommendation to the Board of Aldermen to update the codes to the 2012 Codes. Then it will be introduced to the Board of Aldermen and then there will be a 90 day waiting period for public comments before action is taken on the adoption of the Codes.

Eric Shumate asked why we deleted Section N1101.16 requiring the posting of the R values of insulation installed when Smithville and the County didn't delete it. Staff said we don't inspect the insulation and that is why we deleted it.

Kent Porter said he also felt that should be left in the Codes. He said it isn't anything that will raise the cost of building a home.

Eric Shumate said if you delete N1102.4 for air leakage test how do you do M1503.4 for makeup air and why do you keep N1102.4.1.2.

Chad Coffelt, Building Inspector, said we added "where required by the building official" in the event someone wanted it tested.

Kent Porter said that makes it very subjective to what triggers a test. He said if an inspector gets mad at a builder he could require it of that builder and not others.

Dan Holt asked if we had ever done one or had one requested. Chad Coffelt said he hadn't ever done one but wanted it in the Codes in the event the need arose. Dan Holt said he didn't see why we would put that in.

BUILDING CODE UPDATE TO 2012 CODES Eric Shumate asked if N1102.4 and M1503.4 contradict each other.

Staff said they would ask the Home Builders Association to comment on our proposed 1102.4.1.2 versus 1503.4 and see if they contradict each other.

Dan Holt asked if you have a GFI breaker on the Circuit do you have to have a GFI in the kitchen. Chad Coffelt said he thought so because only bedroom ones are arc fault protected.

Kathy Whipple asked if there would be some type of incentive for the Kearney Green Build Program. Staff said when we get to approval of that there will be some type of rebate.

A motion was made by Dan Holt and seconded by Eric Shumate to recommend to the Board of Aldermen to adopt the 2012 Building Codes with Section N1101.16 not being deleted. The motion carried unanimously.

INFORMATION AND DISCUSSION

DAN HOLT Dan Holt said he would to commend Fielding Staton for working hard on the house he moved to Grove and Third Street.

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

Approved: _____ **Attest:** _____

