

PLANNING AND ZONING COMMISSION

January 12, 2015

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., January 12, 2015, at Kearney City Hall with Kathy Whipple presiding. Other members present were Doyle Riley, Chuck Davis, Eric Shumate, Kent Porter and Darren Hiley. Dan Holt was absent. Staff members present were David Pavlich and Shirley Zimmerman.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

- Minutes of the December 8, 2014 meeting

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

NEW BUSINESS

PLATTE CLAY ELECTRIC COOP – SOLAR COLLECTION FACILITY SITE PLAN Staff presented an application from Platte Clay Electric Cooperative, located at 1000 West 92 Highway, proposing to construct an approximately 13,200 square foot solar power collection structure Southwest of their existing building.

The project consists of three rows of solar panels, up to five feet in height, in a bed of decorative river rock for easy maintenance. The panels are attached to three rows of rails anchored in the ground for support. The application identifies a second 13,700 square foot area for future expansion of the solar facility. Though PCEC plans to install only phase 1 at this time, approval is sought for both phases.

Staff said PCEC sits on a 30 acre lot that includes their headquarters building, outdoor storage yard and two gas service station structures. Though the proposed solar collection area will be visible from 92 Highway, the panels will not exceed five feet in height and the location meets front yard and buffer zone setbacks.

Chuck Davis asked if this was the best location on their lot. He said it will be visible from 92 Highway as people come into town. Jared Wolters, Platte Clay Electric, said this is a pilot project. He said they want it visible so members will inquire about it and they can be educated.

Kathy Whipple asked if this power will be going into their grid and would it not be able to sit on top of their building. Mr. Wolters said the power will be available to customers. He said they wouldn't consider putting it on top of their building.

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PLAN Kent Porter said he had looked into it for one of his stores and they were told not to put it on the ground due to vandalism. He asked if the City has any regulations in regard to solar panels. Staff said not at this time.

Doyle Riley asked if this is more of a marketing tool. Mr. Wolters said yes it is. This is a test project to see how much actual interest there is with the membership.

Darren Hiley asked if vandalism became a problem could they use chain link fence to enclose it and it still be visible from the road. Staff said chain link fence could be used in that area.

Kent Porter asked how far from the road this will be located. Staff said it is 50 feet past the right of way which is 30 feet.

Doyle Riley asked what the total height of the facility would be. Mr. Wolters said the panels are five feet above grade and the next tier is about two feet above the first tier.

Doyle Riley asked if there is a big market for solar power. Mr. Wolters said they believe there is according to surveys they have done.

Kent Porter asked if they would just be marketing the solar power or would they be selling and installing panels to customers. He said he doesn't like it that Platte Clay Electric keeps taking on marketing of more products and taking away from local merchants. Mr. Wolters said they would only be selling the solar power and not selling and installing solar panels.

Doyle Riley asked if they would consider building more facilities in other locations. Mr. Wolters said if it is successful they might consider doing that.

Darren Hiley asked Kent Porter why he is opposed to it if they are selling panels.

Eric Shumate asked if this meets all our current regulations and codes. Staff said yes it does.

Chuck Davis said if this facility would only supply approximately 100 customers they will have to build more facilities.

Doyle Riley asked how this works. Mr. Wolters said there will be a transformer similar to ones in the subdivisions that will sit between the two facilities. He said the power all goes underground and ends up in the gird.

A motion was made by Darren Hiley and seconded by Eric Shumate to recommend to the Board of Aldermen to approve the application from Platte Clay Electric Cooperative, located at 1000 West 92 Highway, proposing to construct an approximately 13,200

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PLAN square foot solar power collection structure Southwest of their existing building, contingent upon meeting all Staff recommendations. The motion carried unanimously.

INNOVATION BUSINESS PARK, LOT 7 – KEARNEY WINNELSON BUILDING

SITE PLAN Staff presented an application from Hampton Plumbing and Kearney Winnelson proposing to construct a 19,920 square foot warehouse with offices, show room, restrooms and truck dock. The building will be metal, with stucco and concrete block at the building entrance. The building will a stone color with a red canopy and red stone block, similar in design to existing buildings at the West end of Couchman Drive. The site is located at 1000 West Innovation Drive, which is the northwest corner of Innovation and Sam Barr Drive.

Staff said they have requested that the curb line along the north property line be relocated to at least ten feet from property line, consistent with other development in the area to reduce coverage on top of an existing drainage and utility easement.

Chuck Davis asked if this is going where the gravel area is located. Mr. Hampton said the gravel will go away and that will be the location of the new building.

Eric Shumate asked what will buffer the exterior storage area. Mr. Hedrick said the juniper trees will provide screening.

Kathy Whipple asked if the exterior storage area will be fenced. Mr. Hedrick said it would be all fenced in.

Darren Hiley said it really doesn't matter but he thought it was strange that the women's restroom opens up into the show room and not into a hall corridor. He said he had no problem with the landscaping. He said if parking in the back area counts as parking requirements then they are fine. Staff said the back parking counts.

A motion was made by Doyle Riley and seconded by Darren Hiley to recommend to the Board of Aldermen to approve the application from Hampton Plumbing and Kearney Winnelson proposing to construct a 19,920 square foot warehouse with offices, show room, restrooms and truck dock contingent upon meeting all Staff recommendations. The motion carried unanimously.

INFORMATION & DISCUSSION ITEMS

UPDATE TO COMP PLAN Staff said the RFP has been mailed out for the update to the Comprehensive Plan. Staff said they would like a couple of the Commission members to serve on the review committee.

Kathy Whipple asked when they deadline is. Staff said it is this Friday.

DARREN HILEY Darren Hiley asked if there have been issues with the lights from the Price Chopper parking lot and the residents that back up to the Shopping Center. Staff said they put shields on the parking lot lights that back up to residents and we have had no complaints.

CHUCK DAVIS Chuck Davis asked if there has been anything done in regard to the wall being built by the first house on Regency Drive. Staff said there was a meeting there today and they are working on a solution. Mr. Brannlund, the owner drives over the road and it has been difficult to schedule a meeting when he is available.

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

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