

## **PLANNING AND ZONING COMMISSION**

**June 13, 2016**

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., June 13, 2016 at Kearney City Hall with Kathy Barger presiding. Other members present were Dan Holt, Jason Hoyt, Doyle Riley, Chuck Davis and Darren Hiley. Kent Porter was absent. Staff members present were David Pavlich and Shirley Zimmerman.

Kathy Barger opened the meeting with the Pledge of Allegiance.

**OATH OF OFFICE** Shirley Zimmerman administered the Oath Of Office to Kathy Barger and Doyle Riley.

### **ELECTION OF OFFICERS**

**Chairperson** A motion was made by Chuck Davis and seconded by Jason Hoyt to re-appoint Kathy Barger as Chairperson. The motion carried unanimously.

**Secretary** A motion was made by Chuck Davis and seconded by Jason Hoyt to re-appoint Darren Hiley as secretary. The motion carried unanimously.

### **CONSENT AGENDA**

➤ Minutes of the May 9, 2016 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**

**DOVECOTT 2<sup>ND</sup> PLAT – FINAL PLAT** Staff presented an application from Craig Porter, Alantowne Properties, LLC for Dovecott 2<sup>nd</sup> Plat, Final Plat, proposing to subdivide 15.96 acres into 35 single-family residential lots with associated road right-of-way and easements.

Staff presented a Staff Report dated June 13, 2016. Staff said the proposed final plat layout is consistent with the Dovecott preliminary plat. However, the number of lots in Phase 2 has increased by five lots. The developer will re-design Phase 3 to include five fewer lots. Phase 3 is the last phase in the subdivision.

Staff said there are conditions from the preliminary plat that will continue over into Phase 3, including 30 foot setbacks along Meadowbrook Drive, sidewalks six feet wide along the South side of Meadowbrook Drive and no driveway access onto Meadowbrook Drive for lots that have frontage on side streets.

**DOVECOTT 2<sup>ND</sup> PLAT – FINAL PLAT-CONT** The developer has requested that the sidewalk along open space Tract A be installed with one of the adjacent lots, rather than as part of the public improvements.

Kathy Barger asked if Homestead Hills is in the county. Staff said yes it is. There is no sign of them annexing into the City any time in the near future.

Dan Holt asked if Lot 45 was in this Phase. Staff said yes it is.

A motion was made by Darren Hiley and seconded by Doyle Riley to recommend to the Board of Aldermen to approve the application from Craig Porter, Alantowne Properties, LLC for Dovecott 2<sup>nd</sup> Plat, Final Plat, proposing to subdivide 15.96 acres into 35 single-family residential lots with associated road right-of-way and easements, contingent upon meeting all Staff Comments. The motion carried unanimously.

### **INFORMATION & DISCUSSION ITEMS**

**COMPREHENSIVE PLAN UPDATE** Staff said we are conducting another review and survey in regard to the Comprehensive Plan Update. You have until July 11<sup>th</sup> to complete this. Notice has been sent to all the email addresses we have in the water records. It will also be on the back of bills being mailed June 25<sup>th</sup>.

**KEARNEY ENRICHMENT COUNCIL** Staff said Kearney Enrichment Council will be at the Board of Aldermen June 20<sup>th</sup> to report on the downtown revitalization. They are looking for an endorsement by the Board of Aldermen for their project.

**ROCK & RUN BREWERY** Chuck Davis asked if Rock & Run Brewery will be serving food and beer.

Staff said at this time they will not be serving food and beer. There is a special liquor permit that they can obtain for just an event. They will have to come before Planning and Zoning if they make any façade changes because they are part of the Historic Downtown District.

**CHICKENS** Dan Holt said a couple people from JJ's Restaurant are talking about getting approved to have chickens. They would then provide the Restaurant with fresh chicken eggs.

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

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