

January 9, 2017

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., January 9, 2017 at Kearney City Hall with Kathy Barger presiding. Other members present were Jason Hoyt, Chuck Davis, Dan Holt and Darren Hiley. Doyle Riley and Kent Porter were absent. Staff members present were David Pavlich and Shirley Zimmerman.

Kathy Barger opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

➤ Minutes of the December 12, 2016 meeting

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

OLD BUSINESS

COMPREHENSIVE PLAN A Resolution, adopting the 2016 Comprehensive Plan, **RESOLUTION PZ2016-01** was presented and read by Title only.

Staff said they have received no comments in regard to the Comprehensive Plan since the last meeting.

Dan Holt asked how many meetings were held. Lisa Briscoe, Vireo said there were three public meetings, three online surveys and project website allowing for review of documents and submittal of public comments.

Dan Holt asked if it was the same people at each meeting. Ms Briscoe said some were the same and then there would be different people. She said she feels like we got a good across the town opinion. She said we were consistent with other cities doing a plan as far as participation.

Lisa Briscoe said she is submitting the City of Kearney for an award in regard to the updating of the Comprehensive Plan.

A motion was made by Darren Hiley and seconded by Jason Hoyt to approve the Resolution adopting the 2016 Comprehensive Plan. The motion carried unanimously.

PUBLIC HEARINGS

DEER VALLEY, LLC, REZONING NW CORNER OF 92 HWY & NATION RD

Staff said Deer Valley, LLC, Chris Shipley and Craig Porter, presented a proposal to rezone approximately 62 acres, located at the Northwest corner of 92 Highway and

DEER VALLEY, LLC, REZONING NW CORNER OF 92 HWY & NATION RD
Nation Road to C-General Commercial District and R-P-1 – Residential Low Density
Planned District.

Staff said the Development Plan isn't ready yet so the applicant had requested the application be moved to the February meeting. Since we had advertised for a public hearing Staff recommended opening the floor to the public.

Dan Holt asked if it would still be a public hearing in February. Staff said yes it would.

The floor was opened to the public.

Allen Barnett, 1605 Chisam Road, said he was disappointed that the North line of the subdivision actually comes to the South property line of his lot. He said he was told that the area between his property line and the fence and tree row was an easement. He said he does realize that it was never platted that way.

Kenneth Fry, 15118 Nation Road, asked if the paper handed out was what would be going in that area. Staff said yes.

Mr. Fry said he was concerned about the sewer being handled by the lift station. He said he thought lift stations were very costly to operate.

Dan Holt said the lift station can handle this development. By the time it has reached capacity the gravity fed sewer line should be extended up there from 19th Street.

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

A motion was made by Dan Holt and seconded by Darren Hiley to table the application for Deer Valley, LLC for rezoning to the February 13th meeting. The motion carried unanimously.

Chuck Davis asked if there is any way to hold them to when the sewer line would be extended. Staff said the Dennis Shanks property has to develop first. That property will bring the sewer line from 19th Street to 92 Highway.

INFORMATION ITEMS

BUILDING PERMITS Staff reported that we had 99 building permits for 2016. That is the most since 2006 or 2007.

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

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