

PLANNING AND ZONING COMMISSION

March 13, 2017

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., March 13, 2017 at Kearney City Hall with Kathy Barger presiding. Members present were Darren Hiley, Dan Holt and Chuck Davis. Doyle Riley, Jason Hoyt and Kent Porter were absent. Staff members present were David Pavlich, Chad Coffelt and Sarah Raney.

Kathy Barger opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

The following items were presented for the Planning and Zoning Commission to approve:

- Minutes of the February 13, 2017 meeting

A motion was made by Dan Holt and seconded by Chuck Davis to approve the Consent Agenda. The motion carried unanimously.

PUBLIC HEARINGS

VILLAGE OF RIVER MEADOWS – AMENDED PLAN FOR DRIVWAY WIDTH Staff gave a report on the Village of River Meadows Amended “P” Plan related to driveways on corner lots. In 2003, the Village of River Meadows rezoning and preliminary plat were improved, with a condition that required single-width driveways at the curb.

Dale Bradberry, Lone Oak Builders, is building a house on a corner lot, with a two-car garage facing the side street. The distance between the building and the side street make it difficult to transition from a single-width driveway at the curb to two-vehicles wide at the garage. Lone Oak Builders proposes to allow double-width driveways for corner lots that access the side street. Dale Bradberry was in attendance.

Darren Hiley asked, what was the original reason to limit the driveways to single width. Dan Holt responded by saying the reason for the single space driveways were due to the smaller lot sizes and style of neighborhood.

Darren also asked if the lots had a back alley and Dan responded no.

Chuck Davis asked if there would be any future corner lots. Dan Holt and David Pavlich responded by saying there will be a few more with future development.

A motion was made by Darren Hiley and seconded by Chuck Davis to approve the rezoning to amend the Village of River Meadows Planned District plan to allow double-width driveways at the curb for corner lots, when the garage is located less than 30 feet from the property line along the side street and accesses the side street. The motion carried unanimously.

OLD BUSINESS

LA FUENTE – TRASH ENCLOSURES AND AMENDED PLAN FOR ACCESS DRIVE

At the January meeting, Planning and Zoning tabled a request by La Fuente to allow the trash containers to be installed without gates/doors. Jim McCambridge, contractor and representative for La Fuente, was present for questions.

Dan Holt stated he drove around town and he feels like chain link fences work the best when handled by the trash company.

Chuck Davis stated chain link fences get torn up, too. He said gates and doors are a problem in every town because the drivers do not care. He also said he knows it is an eye sore but the City has a code for this and it needs to be enforced. Chuck also mentioned there are City dumpsters that do not have gates/doors.

Darren Hiley said he also drove around to look at other sites around town. Trash enclosures aren't found in the older parts of town, as businesses were there before the ordinance. He said it has been a code for a long time and there are many businesses that comply with this code.

A motion was made by Darren Hiley and seconded by Chuck Davis requiring La Fuente to install gates/doors on their trash enclosures to comply with City codes. The motion carried unanimously.

In addition, La Fuente requests permission to install an access road around the building, removing existing parking spaces. Staff reported that P&Z is considering approval of the concept. If approved, an engineer would be required to design the access drive, while considering width, effect on the retaining wall, and signage. Jim McCambridge, contractor and representative for La Fuente, was present for questions.

Dan Holt stated that the parking lot is excessively small and that they really cannot afford to give up any parking spaces at this point. Dan wanted to know if there was a way to gain any more parking spaces.

Kathy Barger stated she is concerned about people parking on unsurfaced lots and in doing so, depositing mud on city streets.

Kathy Barger and Chuck Davis both stated they have had to park at Price Chopper and walk across to La Fuente and were wondering if the City might provide a crosswalk. Staff noted this request.

Jim McCambridge stated there would be more parking with a shared parking lot but until they know who their neighbor will be, they are not able to do so. He did say they would post "No Parking" signs for now until they can get this matter resolved.

LA FUENTE – TRASH ENCLOSURES AND AMENDED PLAN FOR ACCESS DRIVE

(cont'd) A motion was made by Dan Holt and seconded by Darren Hiley to approve the revision of the site plan for La Fuente to allow an access drive around the north side of the building, subject to an engineer's drawings and staff approval. The motion carried unanimously.

NEW BUSINESS

HACKER ACRES – FINAL PLAT Staff presented an application from Dan Hacker, with American Lawn & Landscapes, proposing the Hacker Acres final plat, a 1-lot subdivision consisting of approximately 28 acres at the southeast corner of 92 Highway and Jesse James Farm Road. The final plat dedicates right-of-way totaling 50' from centerline along Jesse James Farm Road and identifies a 35' landscape buffer along the east property line.

Dan Holt asked if all 28 acres were inside the Kearney City limits. Staff reported the City annexed the northwest nine acres of property in 1993 and the remaining 19 acres were voluntarily annexed into the City in 2001. Kathy Barger asked about sidewalks on Jesse James Farm Road. Staff reported sidewalks would be built on along the proposed building site, with additional sidewalk installed with future development of the property.

A motion was made by Darren Hiley and seconded by Dan Holt to approve the Hacker Acres final plat, contingent on meeting staff comments. The motion carried unanimously.

102 EAST 92 HWY – KME SIDING & WINDOWS – SITE PLAN FOR FAÇADE CHANGE Staff presented an application from Liz Mohler, KME Siding & Windows, for a major façade change at 102 E. 92 Highway (old Casey's building). Proposed improvements to the site include a new standing seam metal canopy; new shake single siding with stone veneer wainscot to the front elevation; new vertical bat & board steel siding on the north, east and west elevations; and paint striping to add six (6) parking spaces along the front of the building and 3-4 additional spaces along the retaining wall east of the building. One parking space along the front will be an ADA van-accessible space." Liz Mohler was present.

Darren Hiley asked if the number of parking spaces is sufficient. Staff said the spaces along the front of the building meet the number of spaces needed for the size of building, and spaces along the east retaining wall are extra spaces.

A motion was made by Dan Holt and seconded by Darren Hiley to approve the minor site plan for façade improvements at 102 East 92 Highway, as proposed by the applicant. The motion carried unanimously.

MEADOWS AT GREENFIELD 3RD PLAT – FINAL PLAT Staff presented an application from GJM Development, represented by Jerry Syler, for the Meadows at Greenfield 3rd Plat final plat, proposing to subdivide 26.45 acres into 44 single-family residential lots, with open space tracts, road right-of-way and easements. A tract along the west edge of the phase will be dedicated to the City as part of the Fishing River Trail, to include areas along the trail that the City has planted trees, mows, and maintains drainage swales. Engineering plans are currently under review – plans for grading, retention pond and sanitary sewer have been approved.

MEADOWS AT GREENFIELD 3RD PLAT – FINAL PLAT (cont’d) Darren Hiley asked for clarification when sidewalks would be built. Staff reported that sidewalks are built with each house and sidewalks along open space tracts are to be installed with the streets and curb.

A motion was made by Chuck Davis and seconded by Dan Holt to approve the Meadows at Greenfield 3rd Plat final plat, contingent on meeting staff comments. The motion carried unanimously.

MEADOWS AT GREENFIELD 5TH PLAT – FINAL PLAT Staff presented an application from GJM Development, represented by Jerry Syler, for the Meadows at Greenfield 5th Plat final plat, proposing to subdivide 18.91 acres into one (1) lot and four (4) open space tracts, with associated road right-of-way and easements, to include construction of 33 maintenance free single-family “villa” dwellings. Similar to the existing villas north of Greenfield Drive, certificates of survey will be prepared by a surveyor and submitted as part of each building permit. Homeowners will own the footprint around each house, with the remainder of the property owned and maintained by the homeowners association. Engineering plans are currently under review, with grading and sanitary sewer plans already approved.

A motion was made by Dan Holt and seconded by Chuck Davis to approve the Meadows at Greenfield 5th Plat final plat, contingent on meeting staff comments. The motion carried unanimously.

DISCUSSION

Staff reported that a total solar eclipse will occur on Monday, August 21, 2017. Kearney is in the path of “totality” for close to 2 minutes and 40 seconds. South of Interstate 435, people will experience a partial eclipse, but not totality. Dan Holt reported the hotels in Kearney are already booked that weekend.

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

APPROVED: _____ **ATTEST:** _____
Kathy Barger, Chairperson **Darren Hiley, Secretary**