

## **PLANNING AND ZONING COMMISSION**

July 10, 2017

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., July 10, 2017 at Kearney City Hall with Chuck Davis presiding. Members present were Kyle Creeden, Kent Porter, Jason Hoyt and Eric Shumate. Darren Hiley and Kathy Barger were absent. Staff members present were David Pavlich and Shirley Zimmerman.

Chuck Davis opened the meeting with the Pledge of Allegiance.

### **ELECTION OF OFFICERS**

**Chairperson:** Chuck Davis opened the floor for nominations for Chairperson.

A motion was made by Kent Porter and seconded by Eric Shumate to nominate Kathy Barger for Chairperson. The motion carried unanimously.

**Secretary:** Chuck Davis opened the floor for nominations for Secretary.

A motion was made by Kent Porter and seconded by Eric Shumate to nominate Darren Hiley for Secretary. The motion carried unanimously.

### **CONSENT AGENDA**

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

- Minutes of the June 12, 2017 meeting

A motion was made by Eric Shumate and seconded by Kent Porter to approve the Consent Agenda. The motion carried unanimously.

### **NEW BUSINESS**

**KEARNEY SCHOOL DISTRICT – 150 W 92 HWY – SITE PLAN FOR EARLY CHILDHOOD & EDUCATION CENTER** Staff presented an application from Kearney School District to remodel and redevelop 150 West 92 Highway (formerly Price Chopper & Big V Country Mart) as the district's offices and early childhood education center.

The existing drive in front of the building will be shifted to the south, to allow for sidewalk and front-in parking improvements. These improvements will greatly improve safety in front of the building. Landscaped parking lot islands will be added, to improve traffic circulation and aesthetics in the parking lot. New parking lot lights and landscaping will also be installed.

**KEARNEY SCHOOL DISTRICT – 150 W 92 HWY – SITE PLAN FOR EARLY CHILDHOOD & EDUCATION CENTER-CONT** Employee parking and parent dropoff/pickup will be located in front of the building. Bus drop off will be located along the east side of the building. Existing parking spaces along the east side of the building will be replaced with an outdoor play area.

The existing beige concrete walls will remain. New canopies and storefront window elements will be added at the front main entrance and side entrances. The southwest corner of the building will include semi-transparent resin wall panels as a design element to improve the look of the building.

Access to the site is provided by several driveways. A private cross-access easement agreement exists among the school property, the shopping center to the west and KBC Bank to the east. The School District proposes to shift to the south the drive along the front of the building to allow for sidewalk and front-in-parking space in front of the building. A new cross-access easement agreement is being prepared to accommodate the proposed shift.

Kent Porter asked if parking is sufficient since the parking spaces were decreased from 113 to 85 spaces. Staff said they took the floor plans to figure the number of spaces and this should be adequate.

Chuck Davis said the shopping center has just the right number of spaces so we shouldn't count on any overflow in that area.

Chuck Davis asked if the back drive running behind the shopping center would remain open. Rod Oathout, DLR Group said that is part of the agreement that that remain open.

Chuck Davis asked if the removal of the parking spaces along the east side of the building was an area large enough for the play area. Rod Oathout, DLR Group, said it will be a long area and just not very wide but will be suitable for the age of the children in the center. He said there will also be fencing, trees, etc to shelter the playground from the roadway.

Eric Shumate asked if there would be signage for traffic and crosswalks. Mr. Oathout said yes there would be both. Jeff Morrison, Kearney School District, said they put in the front end parking in front of the building for parents to use as drop off and help prevent children from walking in the parking lot area.

Chuck Davis asked if the entrance was moved further south. Mr. Oathout said the entrance is in original spot with a stop sign there. Then they will jog to the south about 25 feet to street going through the property to the shopping center.

A motion was made by Eric Shumate and seconded by Jason Hoyt to recommend to the Board of Aldermen to approve the application from Kearney School District to remodel

**KEARNEY SCHOOL DISTRICT – 150 W 92 HWY – SITE PLAN FOR EARLY CHILDHOOD & EDUCATION CENTER-CONT** and redevelop 150 West 92

Highway (formerly Price Chopper & Big V Country Mart) as the district's offices and early childhood education center, contingent upon meeting all Staff comments. The motion carried unanimously.

**KEARNEY SCHOOL DISTRICT – HIGH SCHOOL BUILDING AND PARKING LOT ADDITION SITE PLAN**

Staff presented an application from Kearney School District proposing to construct an addition to the high school, including parking lot improvements and building expansion. The approximate 70,300 square foot building expansion includes additions for science and performing arts on the west side of the high school and gymnasium and career tech addition on the south side of the high school. Much of the southern parking area south of the high school will be re-designed and reconstructed. In addition new parking lots will be constructed to the southeast of the high school and south of the new tennis courts.

Staff said the project proposes construction of the 113 additional parking spaces, including 18 ADA parking spaces along the south side of the gymnasium addition. Parking improvements include resurfacing and new layout on the south side of the high school, expansion of a parking lot to the southeast of the high school and a new parking lot south of the new tennis courts.

Kent Porter said it is ironic that there will now be parking spaces by the tennis courts. He asked if there are restrictions on kids driving to school. Jeff Morrison said they issue parking passes to seniors and juniors. The remaining available parking spaces are done by random drawing for the sophomores. This will help open more spaces for the sophomores.

Eric Shumate asked how many parking stalls are at the tennis court parking area. Mr. Morrison said there will be 90 at that location.

Chuck Davis asked if this will be an additional 113 parking spaces. Rod Oathout, DLR Group, said they replaced 1 ½ parking spaces for each one lost on south side of the school.

Kyle Creeden asked if they would be doing anything to the existing gym. Mr. Oathout said not at this time.

Jason Hoyt asked if the new gym would be separated from the school. Mr. Oathout said you will be able to access the new gym from the south side of the addition or from an entrance in the current building.

Eric Shumate asked if the bleaches retract. Mr. Oathout said the top bleachers are fixed and the bottom bleachers will retract. Mr. Oathout said there will be three track lanes for running on the upper level.

**KEARNEY SCHOOL DISTRICT – HIGH SCHOOL BUILDING AND PARKING LOT ADDITION SITE PLAN-CONT**

Eric Shumate asked when they would start on this project. Mr. Oathout said they hope to start on the new parking lot by beginning of August. He said then they will start working on the foundation for the new gym.

Kyle Creeden asked if there would be a storm shelter built in the construction. Mr. Oathout said there isn't one in this project.

A motion was made by Jason Hoyt and seconded by Kent Porter to recommend to the Board of Aldermen to approve the application from Kearney School District proposing to construct an addition to the high school, including parking lot improvements and building expansion contingent upon meeting all Staff comments. The motion carried unanimously.

**ENCLOSURES – INFORMATION ITEMS**

**2017 SOLAR ECLIPSE** Staff passed out a flyer on events at Jesse James Park, Monday August 21, 2017 for the 2017 solar eclipse event.

**KENT PORTER – PARKING SPOTS IN SHOPPING CENTER** Kent Porter said he had calculated the square footage for the shopping center next to the School District property and he believes if all marked spots are available they are still one spot short.

Staff said they would check into that.

Rod Oathout, DLR Group said their agreement doesn't include sharing parking spots.

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

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_  
Chuck Davis, Acting Chairperson