

PLANNING AND ZONING COMMISSION

January 8, 2018

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., January 8, 2018 at Kearney City Hall with Kathy Barger presiding. Other members present were Darren Hiley, Eric Shumate and Kyle Creden. Kent Porter, Jason Hoyt and Chuck Davis were absent. Staff members present were David Pavlich and Shirley Zimmerman.

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 December 11, 2017 meeting

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

NEW BUSINESS

COTTONWOOD CREEK 2ND PLAT – FINAL PLAT Staff presented an application from Deer Valley, LLC for the Cottonwood Creek 2nd Plat, Final Plat, proposing to subdivide 6.43 acres into 23 single-family residential lots, with associated road right-of-way and easements. The proposed layout is consistent with the preliminary plat, which was approved in early 2017.

Staff said there will be an eight foot wide sidewalk trail along Nation Road, with four foot wide sidewalks installed as part of housing construction.

Sanitary sewer in Cottonwood Creek currently accesses the Oakwood Estates lift station. A future extension of the West Creek Sewer will allow both the Oakwood Estates and Westwood lift stations to be de-commissioned.

Eric Shumate asked if the lift station will have the capacity to handle this subdivision. Staff said yes it will. The new sewer line will be built late this year and the lift station will be de-commissioned.

Darren Hiley asked about the lot width on some of the lots. Staff said it is a planned development and they fall in the guide lines.

Kyle Creden said the smaller width makes it more difficult to fit a house on the lot.

COTTONWOOD CREEK 2ND PLAT – FINAL PLAT A motion was made by Darren Hiley and seconded by Eric Shumate to recommend to the Board of Aldermen to approve the application from Deer Valley, LLC for the Cottonwood Creek 2nd Plat, Final Plat, proposing to subdivide 6.43 acres into 23 single-family residential lots, with associated road right-of-way and easement, contingent upon meeting all Staff requirements. The motion carried unanimously.

INNOVATION 4TH PLAT – FINAL PLAT Staff presented an application from the Kearney Area Development Council (KADC) for Innovation 4th Plat, Final Plat, proposing eight industrial lots in the Southeast part of Innovation Business Park. Lots range in size between 1 and 1.9 acres in size. The proposal is consistent with the amended Preliminary Plat approved in June 2017.

Staff said a document will be filed with the Final Plat to include this phase under the existing Innovation covenants and restrictions. The Innovation Board of Trustees reviews site development plans for compliance with the covenants and restrictions.

A motion was made by Eric Shumate and seconded by Darren Hiley to recommend to the Board of Aldermen to approve an application from the Kearney Area Development Council (KADC) for Innovation 4th Plat, Final Plat, proposing eight industrial lots in the Southeast part of Innovation Business Park, contingent upon meeting all Staff comments. The motion carried unanimously.

ENCLOSURES/ DISCUSSIONS

LA FUENTE'S Staff reported that a letter has been sent to La Fuentes's telling them that after January 23, 2018 they will be ticketed for parking in the grass area.

NUTS & BOLTS Staff said a letter had been sent to Nuts & Bolts asking them to clean up the school lot, road behind their building and the parking lot. They have removed items from the school lot and have cleaned up items placed along the road behind the building.

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

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