

PLANNING AND ZONING COMMISSION

February 12, 2018

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., February 12, 2018 at Kearney City Hall with Kathy Barger presiding. Other members present were Darren Hiley, Eric Shumate, Kent Porter, Chuck Davis, Jason Hoyt and Kyle Creeden. 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 January 8, 2018 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

NOAH'S LANDING 1ST PLAT – FINAL PLAT Staff presented an application from Robertson Properties, Inc, for Noah's Landing 1st Plat Final Plat, proposing to subdivide 12 acres into 30 single-family residential lots, a stormwater detention tract and associated road right-of-way and easements. The property is located south of East 10th Street at Oak Ridge Road.

The preliminary plat, originally called Gavin's Grove was approved by the Planning and Zoning Commission in March 2007. The Planning and Zoning Commission included a condition that the stormwater detention basins be landscaped, as shown on the preliminary plat drawing.

In October 2016 the developer submitted a request to rename the subdivision and to re-number phase lines. Phase 1 will have two street connections – one to the north at Oak Ridge Road and one to the Southeast at East 13th Street. Water main connections will be made at those same locations. A sanitary sewer main is located at the southeast corner of the property. Engineering plans are currently under review.

Staff said the surveyor has found that the adjacent plat to the north does not line up with the north property line. There may be a sliver of property between this property and the lots to the north, which could affect how stormwater pipes are designed and constructed.

NOAH'S LANDING 1ST PLAT – FINAL PLAT The developer has requested two street name changes be approved as part of the preliminary plat. They will be Maple Street to Halle Street and Pine Crest Avenue to Noah's Lane. Both street sections begin and end within this subdivision.

Kathy Barger asked Jeff Fort, Kearney Fire District, if they had a problem with the name changes. He said no. He said actually it is better when they are short streets not connecting to be a different name.

Kent Porter asked about the short gravel extension of Marguerite that connects to the northwest corner of the preliminary plat where the detention tract is. He said it has always been an access to this piece of property. Staff said it isn't recorded as a part of this property. It may be just a right-of-way easement and need to be vacated. That detention tract is in a future phase of this development.

Kent Porter asked if a preliminary plat is good for ever. Staff said this is just an application for final plat of Phase 1.

Eric Shumate asked about the stormwater Tract C. He said it looks like the sanitary sewer goes thru it. Bob Parks, Weiskirch & Parks Engineers, said that is the way it was stubbed to the property.

Eric Shumate asked if the area can be graded to where it drains. Mr. Parks said yes. He said the sanitary sewer isn't but about 3 to 4 feet deep so the stormwater will be under the sewer line. He said the engineering plans for stormwater will have two cells. The sanitary sewer pipe will have cells on either side for both low and high flows.

Chuck Davis asked, if there is a leak in the sanitary sewer, won't it get into the stormwater lines. Mr. Parks said yes it can. He said the way the sanitary sewer comes into this subdivision their hands are tied.

A motion was made by Darren Hiley and seconded by Eric Shumate to recommend to the Board of Aldermen to approve the application from Robertson Properties, Inc, for Noah's Landing 1st Plat Final Plat, proposing to subdivide 12 acres into 30 single-family residential lots, a stormwater detention tract and associated road right-of-way and easements, contingent upon meeting all Staff comments. The motion carried unanimously.

PUBLIC HEARING & PETITIONS

AMENDMENT – REDUCE CHANGEABLE COPY BILLBOARD MINIMUM SPACING Staff presented an amendment to the Zoning Order to reduce the changeable message billboard spacing to 1,400 feet to match the MoDOT spacing standards.

Staff said in 2016, the City approved an ordinance allowing and establishing standards for changeable copy billboards. The approved ordinance requires a minimum spacing of

AMENDMENT – REDUCE CHANGEABLE COPY BILLBOARD MINIMUM SPACING 2,000 feet between changeable copy billboards. Spacing between standard billboards remains at 1,400 feet consistent with MoDOT.

Staff said a billboard company has approached the City about converting an existing billboard to a changeable copy billboard. It is approximately 1,650 feet from another billboard.

Staff said anyone getting a digital billboard has to get a conditional use permit.

Darren Hiley asked where we came up with the 2,000 feet. Staff said it was recommended by a sign company.

Eric Shumate said he thought it was good to align with MoDOT on the distance requirement.

Kathy Barger said all billboards have to come to us for review so she didn't have any problem with changing the distance to match MoDOT.

The floor was opened to the public.

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

A motion was made by Jason Hoyt and seconded by Darren Hiley to recommend to the Board of Aldermen to approve the amendment to the Zoning Order to reduce the changeable message billboard spacing to 1,400 feet to match the MoDOT spacing standards. The motion carried unanimously.

DISCUSSION & ENCLOSURES

2017 YEARLY BUILDING REPORT Staff presented the 2017 yearly building report showing comparison to previous years. The estimated population is getting close to 10,000. Once we officially get over 10,000 population it will change our requirements in regard to stormwater inlets, water quality, education, etc.

LA FUENTE Staff said Jimmy Mac Construction has pulled the permit for the parking lot, access drive behind the building and trash corral improvements. Due to weather they haven't been able to start work.

Kyle Creeden asked if it would be concrete or asphalt. Staff said they thought it was to be asphalt.

ROCK & RUN Staff said the City has received a Sunshine Law request from an attorney in regard to the Hollis application for the Rock & Run building.

ROCK & RUN-CONT Kent Porter asked what the City expects to come from the request. Staff said there will probably be a lawsuit filed by at least one of the people involved in the application.

SIGN ON PENCE BUILDING Eric Shumate asked about the large sign on the side of the Pence Plumbing property. Staff said that is his old billboard sign and they will talk to him about it.

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

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