

PLANNING AND ZONING COMMISSION

March 12, 2018

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., March 12, 2018 at Kearney City Hall with Kathy Barger presiding. Other members present were Darren Hiley, Eric Shumate, Kent Porter and Kyle Creeden. Staff members present were David Pavlich, Jay Bettis, Chad Coffelt 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 February 12, 2018 meeting

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

PUBLIC HEARING

AMENDMENT-RESIDENTIAL PLOT PLAN CONTENT REQUIREMENTS

Staff submitted an amendment to the Zoning Order for updated Plot Plan content requirements. Staff said plot plans are used to identify proposed improvements on residential lots. Section 405.090.C.2.b.(1) of the zoning ordinance lists information required to be shown on the plot plan such as the location of house in relation to property lines, setbacks, easements, driveways and spot elevations.

Staff said after heavy rain events in the last few years, the City has been contacted by homeowners with concerns/complaints about stormwater drainage. Some issues are created when houses were built. Many times after the fact, we find that there should have been drainage swale installed.

The purpose of this proposed ordinance change is to help builders think of drainage and identify potential issues early on in the process. Our goal is to minimize, if not eliminate, future drainage issues which becomes a problem for future homeowners and the City.

The City engineer supports the proposed ordinance. They will assist by identifying and flagging certain lots that need additional information. It is modeled after Lee's Summit plot plan ordinance.

Staff presented the proposed ordinance with changes being in bold print.

The floor was opened to the public.

AMENDMENT-RESIDENTIAL PLOT PLAN CONTENT REQUIREMENTS

David Wilson, Land Survey Company, said he has been in the business since 1984 and has done many plot plans for Kearney since 1992. He said you need awareness of stormwater issues and everyone needs to think ahead. He said the requirements being suggested are not out of line.

Mr. Wilson said surveyors inherit the issues which should have been addressed at the time of development. He said developers need to do a master drainage plan for a subdivision. He said a City requirement should be for as built for the drainage portion of the engineering plans. He said surveyors need that information to make a particular lot work.

Mr. Wilson said Village of River Meadows has been a nightmare because it is too flat. He said there were old French drains put in but they had to be replaced. He said you need to figure out how to design subdivisions to not be too flat before the building permit process starts.

Mr. Wilson said the grading plans for subdivisions don't account for lot drainage. He said the problems can be solved at the time of development. He said there needs to be master drainage plan with "as built grading plan" included as part of the as-built engineering plans for each phase of a subdivision.

Kent Porter asked how much financial cost will be needed to cover these changes proposed. Mr. Wilson said \$50 to \$75 per plot plan, but he doesn't know what cost there might be on the engineering side.

Darren Hiley asked if we had master drainage plans in place would this amended ordinance be good. Mr. Wilson said it is a step in the right direction and is similar to what Liberty is doing. He said he now shows the flow arrows of stormwater drainage on his plot plans. He said Lee's Summit requires existing final contours on the plot plan.

Kyle Creeden said if the subdivision is engineered, the info should get carried over onto the plot plans and show how the stormwater gets to the detention pond.

Mr. Wilson said in one section of Cottonwood there is an issue where a swale isn't shown. He said the north side has nothing created where the water coming from Westwood lots will get away from the lots on the north side of the street.

Kathy Barger asked Mr. Wilson if he feels this needs to be done with the development of the subdivisions. Mr. Wilson said that is correct. He said, currently, the problems falls back on the builders.

Kyle Creeden said the builder pays \$30,000 for a lot that should have been graded properly. He said these issues need to start with the developer.

AMENDMENT-RESIDENTIAL PLOT PLAN CONTENT REQUIREMENTS

Darren Hiley said if we don't have a master drainage plan from the developer it is hard for the land surveyor to do the individual lot. He said if there is a proposed swale you need to know that it drains and not pools on the lot.

Dale Bradberry, 313 Evening Star, said he is a builder in town. He said he had a project in River Meadows with a drainage problem that wasn't caused by him but he had to help get it corrected.

Mr. Bradberry said he has another issue brewing in another subdivision which is caused by an existing subdivision draining down onto his new lots. He said he won't proceed there without this issue being corrected.

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

Kent Porter asked if we get topos for the subdivisions. He said he knows Village of River Meadows was a flat subdivision. He said it take some common sense to know how to build a certain house on lots.

Mr. Porter said if we are missing engineer comments on a subdivision then we need to ask the engineer to do these things. Mr. Wilson said grading isn't checked on "as built" in the development stage.

Eric Shumate said we don't always have people use common sense and if it is wrong sometimes it is hard to correct. He said he likes the idea of including the grading plan as part of the required as-built plans. He said maybe we need to re-calibrate how our engineering is being done. He said he would also like to see the lines for the 500-year floodplain delineated on the plot plans.

Darren Hiley said he agrees with Eric's comments except maybe the 500-year floodplain comment. He said he would like to see more attention on the engineering side of the development.

Kyle Creeden said he believes it is the responsibility of the developer to have the site properly graded for the plan and be ready to be built on. He said it needs to be similar to how commercial development is done.

Kathy Barger asked if an ordinance is needed to require water drainage plans. She said she knows it is a greater cost for development but it needs to be done before streets, sewers, etc are being done.

Kent Porter said the more we raise the cost of development the higher the lot price, etc goes. He said in turn it raises the price of homes. He said we are already pushing prices out of starter home status.

AMENDMENT-RESIDENTIAL PLOT PLAN CONTENT REQUIREMENTS

Darren Hiley said we should consider adding a master drainage plan in the development stage that covers individual lots.

A motion was made by Darren Hiley to recommend the Board of Aldermen approve the proposed amendment to amend the city’s plot plan content requirements. Eric Shumate proposed an amendment to the original motion, seconded by Kyle Creeden, to add that the FEMA delineated 500-year floodplain be shown on the plot plan. The amendment to the motion carried unanimously.

A motion was made by Darren Hiley and seconded by Eric Shumate to recommend to the Board of Aldermen to approve the proposed ordinance as written, with delineation of the 500-year floodplain be added. The motion carried by a four to zero vote with Kent Porter abstaining.

It was the general consensus of the Commission that Eric Shumate communicate to the Board of Aldermen their concerns regarding master drainage plan and the potential for requiring grading to be included as part of the as-built engineering plans for a subdivision.

INFORMATION ITEMS

PENCE SIGN Eric Shumate asked what the status was about the large billboard banner on the side of the Pence building. Staff said they would work on that.

I35/19TH STREET INTERCHANGE Staff reminded everyone about the ballot issues on the April 3rd election for the I35 and 19th Street Interchange. Staff said if it passes construction would hopefully start in about two years.

LA FUENTE Staff said construction has started on the parking lot for La Fuente. Hopefully weather will cooperate.

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