

PLANNING AND ZONING COMMISSION

December 10, 2018

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., December 10, 2018 at Kearney City Hall with Kathy Barger presiding. Other members present were Chuck Davis, Kent Porter, Eric Shumate, Darren Hiley and Doyle Riley. Kyle Creeden was absent. Staff members present were David Pavlich, Ryan Marcotte and Shirley Zimmerman.

Kathy Barger opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

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

- Minutes of the November 12, 2018 meeting

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

PUBLIC HEARING/NEW BUSINESS

COMPREHENSIVE PLAN UPDATE – LIONS PARK MASTER PLAN

RESOLUTION NO PZ2018-01 A Resolution, approving a Comprehensive Plan Amendment for the Lions Memorial Park Redevelopment Plan, was presented and read by Title only.

Staff said the last master plan for Lion's Park was approved in 1988. All improvements on that plan, other than a parking lot, have been completed. The plan included the circular playground area, several shelters, the amphitheater and foot bridge over Beer Creek.

Since that time, City Hall and the Police Department have moved, a few adjacent properties were acquired, the basketball court built, the Firehouse Center was opened and there have been discussions about constructing a splash park in Lion's Park.

Staff said the City hired Steve Casey, CS Planning and Design, to prepare a new master plan for Lion's Park. Several site visits and group meetings were held with a steering committee that included City Staff, Park board members and representation from the Firehouse Center. The Plan was adopted by the Park Board in October and presented to the Board of Aldermen in November. The Board of Aldermen recommended it come to the Planning and Zoning Commission for approval.

COMPREHENSIVE PLAN UPDATE – LIONS PARK MASTER PLAN

RESOLUTION NO PZ2018-01 Staff said with the Commission approval, the Parks Department will seek funding for park improvements and the consultant will prepare a Land & Water Conservation Fund (LWCF) grant application.

The floor was opened to the public.

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

Kent Porter said he was chairman of the Park Board when the original plan was approved. He said it is time for improvements and he liked what has been done. He said he did have questions on three things.

Mr. Porter asked what would be done with the sun dial. Ryan Marcotte said it will be moved to the south where the three sidewalks meet. It will get more sun there. He said they will also keep the Lion Memorial in the southeast corner of the park.

Mr. Porter asked what the cost estimate would be to run the splash park. He said it will be a huge use of water, which will just run off. Ryan Marcotte said it is estimated that it would use approximately one million gallons a summer and that current cost would be approximately \$7,000 for just the water.

Mr. Porter said it appears like the shelters would become metal. He said metal just presents a stark appearance but does not understand the issue of maintenance with wood. David Pavlich said the plan doesn't specify metal as the material for shelters.

Eric Shumate said Mr. Casey made a presentation to the Board of Aldermen. He said there are two types of splash parks. Mr. Casey said if you do a self contained process it requires a lot of maintenance. It is most cost effective to use City water and allow it to run off.

David Pavlich said Mr. Casey is actually an employee for Lee's Summit and they are currently building their third splash park.

Kathy Barger asked if this becomes a project will it come back to the Planning and Zoning Commission. She said she likes the ornamental fencing around the splash park area but she is concerned if it will be heavy enough to stop a car from going thru it.

Darren Hiley said from a parking stand point he really liked making 2nd Street be one way and adding parking along the south side of the park. He said with adding the splash park what do we do for overflow parking when an event is also being held in the park. Ryan Marcotte said the open field to the northwest corner of the park will remain a grass area and could be used for parking when a special event is being held.

COMPREHENSIVE PLAN UPDATE – LIONS PARK MASTER PLAN

RESOLUTION NO PZ2018-01 Darren Hiley said he likes the restroom location and the updating of the shelters. He said the trail along Beer Creek will also be nice. He suggested we might add some low level lighting along the trail so it can be used when night events are held in the park.

A motion was made by Darren Hiley and seconded by Doyle Riley to approve the Resolution approving a Comprehensive Plan Amendment for the Lions Memorial Park Redevelopment Plan as presented. The motion carried unanimously.

ENCLOSURES – INFORMATION ITEMS

BUILDING PERMIT REPORT Staff presented the building permit report for the year. We are currently running about the same number of permits as last year.

Staff reported that Party Place had removed the van from their site at 92 and 33 Highway.

We have been told that someone may be buying the Mosaic building. It would probably be office space.

KENT PORTER Kent Porter said he has heard complaints saying other cities are going to the 2018 building codes. He asked if the City was considering this. Staff said there are cities in the metro looking at it but we haven't considered it at this time.

Staff said when we went to the 2012 code we contacted the Builder's Association for their input into items to maybe not include. We would do the same again and welcome comments from builders in regard to codes.

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