

## **PLANNING AND ZONING COMMISSION**

**September 8, 2008**

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M. September 8, 2008 at Kearney City Hall with Kathy Whipple presiding. Members present were Doyle Riley, Darren Hiley, Heath Courtney, Kent Porter and Kim Murphy. Dan Holt was absent. Staff members present were David Pavlich, Chad Coffelt and Shirley Zimmerman.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

### **CONSENT AGENDA**

- Minutes of August 11, 2008 meeting
- Chip Glennon Coldwell-Banker sign
- Accent Memorial Company sign

Kim Murphy asked if the Coldwell Banker signs would come down at the old address. Staff said they would.

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

### **OLD BUSINESS**

**KEARNEY LAND ACQUISITIONS-REZONING FROM C TO C-P** Staff said they have tried to contact the applicant several times but haven't heard back from them. Therefore Staff said they would recommend denying the application.

A motion was made by Kim Murphy and seconded by Heath Courtney to lift the tabling of the application of Kearney Land Acquisitions-rezoning from C to C-P and take action on the application. The motion carried unanimously.

A motion was made by Kim Murphy and seconded by Darren Hiley to deny the application of Kearney Land Acquisitions to rezone 203 West Washington from C to C-P. The motion carried unanimously.

**AMENDMENT-VEHICLE SALES & RENTAL LOT CHANGE** Staff said since Hart Family Motors won't be moving out to North Country Avenue they would recommend not approving this amendment.

A motion was made by Heath Courtney and seconded by Kim Murphy to lift the tabling of the amendment for vehicle sales and rental lots changes and take action on the amendment. The motion carried unanimously.

**AMENDMENT-VEHICLE SALES & RENTAL LOT CHANGE-CONT** A motion was made by Kim Murphy and seconded by Heath Courtney not to approve the amendment making changes to vehicle sales and rental lot requirements. The motion carried unanimously.

**PIERCY-CONDITIONAL USE PERMIT FOR VEHICLE SALES & RENTAL LOT**  
Staff reported that Keith Piercy had withdrawn this application.

A motion was made by Darren Hiley and seconded by Kim Murphy to lift the tabling of this item from the agenda. The motion carried unanimously.

### **NEW BUSINESS**

**FIRST UNITED METHODIST CHURCH EXPANSION-SITE PLAN** Staff presented an application from First United Methodist Church to construct a 2,600 square foot building addition and fifty-eight space parking lot expansion. Both improvements will be located on the North side of the existing church. At the Northeast corner of the parking lot expansion, the church has proposed a rain garden to address stormwater runoff from the parking lot.

Staff presented a Staff Report dated September 8, 2008. Staff said the proposed building addition will be stucco, with a brick wainscot around the base of the building. The materials and colors of the expansion are consistent with the existing church building. The parking lot expansion will be asphalt, which matches the existing parking lot. Staff recommended approval.

Brian Forquer, Lutjen, said the Church is fine with all City requirements.

Kim Murphy said this will be a very nice addition to the current Church.

Doyle Riley asked if they will be able to keep the ball field with the new addition. Mr. Forquer said they will.

Heath Courtney said the drawings submitted show a boundary limits of the site plan. He asked if this limits them in future development. Staff said they have 200 acres available and they would simply have to come back with another site plan submittal.

Kent Porter said this doesn't follow the original site plan. He said they were to build a new sanctuary on the East side of the current building.

Andy Homoly, representative of the Church, said the architects presented this new design and the building committee for the Church chose it over the original plans. This is a more contemporary design with an auditorium feel and that is the direction the Church is going at this time. They can still do a more traditional sanctuary on the East side in the future.

A motion was made by Kim Murphy and seconded by Heath Courtney to recommend to the Board of Aldermen to approve the application from First United Methodist Church to construct a 2,600 square foot building addition and fifty-eight space parking lot expansion contingent upon meeting all Staff comments. The motion carried unanimously.

**COMMISSION DISCUSSION**

**BOARD OF ALDERMEN UPDATE** Staff reported that the Porter Ridge Apartment-Final Plat application and the Mark Grantham rezoning application were approved by the Board of Aldermen at their meeting August 18<sup>th</sup>. The Super 8 Motel CUP for a sign was tabled.

Doyle Riley asked why the sign was tabled. Staff said the Board of Aldermen wanted some time for Staff to look at other options to help the Super 8 Motel.

**ADJOURNMENT** There being no further items on the agenda, a motion was made by Heath Courtney and seconded by Darren Hiley to adjourn. The motion carried unanimously.

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
**Kathy Whipple, Chairperson** **Kent Porter, Secretary**