

PLANNING AND ZONING COMMISSION

February 9, 2009

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M. February 9, 2009 at Kearney City Hall with Kathy Whipple presiding. Members present were Doyle Riley, Darren Hiley, Heath Courtney, Kent Porter and Dan Holt. Kim Murphy 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 November 10, 2008 meeting

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

NEW BUSINESS

KEARNEY ELEMENTARY SCHOOL ADDITION-SITE PLAN Staff presented an application from Kearney School District for a site plan approval to construct an approximately 11,600 square foot building addition on the South end of the Elementary School, located at 902 South Jefferson and to relocate a portion of the existing drive to accommodate the building addition.

Staff said the building addition will include a new music room, art room, kitchen and lunchroom, which will allow the school to move classes and lunch out of the gymnasium. The project includes a loading dock, rain garden and canopy improvements to better identify building entrance locations.

Staff said the rain garden will help address water runoff from the roof. It will also be used as a classroom study area to understand the concept of rain gardens.

Staff said they recommend approval of the site plan as soon as they add the curb along the South side of the driveway.

David Contag, DLR Group, said they will be moving the car drop off to the South end of the building. They will also be building a dock area there and locating the dumpster in this area. The rain garden area will have natural grasses. He said the canopy areas will be in school colors and the exterior area of the addition will match the existing building in color and materials.

Dan Holt asked if moving the drop off to the South end will create a backup of cars into traffic. Bob Christopher said Mr. Smith and Mr. Morrison have looked at this and believe it will work. They can always change it if they have to.

KEARNEY ELEMENTARY SCHOOL ADDITION-SITE PLAN-CONT Heath Courtney said he didn't like the idea that the buses come in the North entrance and go out the South entrance and the cars are coming in the South entrance and go out the North entrance. Mr. Christopher said they have them going that way so the kids get out of the car on the right hand side of the car and don't walk in front of or between cars to get to the sidewalk. The same is true of the buses.

Darren Hiley said they do have the ability to allow the cars to stack if they move the drop off further to the North and kids walk on the sidewalk.

Kathy Whipple asked if the parking requirements would change with the addition. Staff said no because they aren't increasing the number of staff or students at the building. It will free up some parking at the North end when they move the dumpster, etc.

Heath Courtney asked if the large trucks can make the turn at the South end and get into the loading area. Mr. Contag said the traffic engineers have looked at the plans and approved them for the large trucks. The driveway is wide and only one way so it gives them more room to maneuver.

Darren Hiley asked what type of curb would be at the South end of the driveway. Mr. Contag said it would be a straight curb.

A motion was made by Darren Hiley and seconded by Dan Holt to recommend to the Board of Aldermen to approve the application from the Kearney School District for a site plan approval to construct an approximately 11,600 square foot building addition on the South end of the Elementary School, located at 902 South Jefferson and to relocate a portion of the existing drive to accommodate the building addition, contingent upon meeting all Staff comments. The motion carried unanimously.

COMMISSION DISCUSSION

APA WEB CONFERENCE Staff handed out information on the American Planning Association (APA) 2008-2009 Audio Web Conference Series being held on February 18, 2009 from 3:00 P.M. to 4:30 P.M. Staff said anyone that is interested in attending can contact them and they will get them registered.

PROJECTS APPROVED UPDATE: Staff said the Eastwood Apartments project hopes to get started this summer. The Board of Aldermen had kept extending their application so we won't need to re-approve that project.

Kent Porter said if the City isn't going to make them make improvements to the East end of Washington Street, we will need to put money in the budget to repair that street. He said it wasn't built to handle very much traffic.

PROJECTS APPROVED UPDATE:-CONT Staff said we have several subdivision projects, etc. that will be expiring. Due to the economy several of these subdivisions haven't started. We will have to re-approve them.

DAN HOLT Dan Holt said he is sure there is nothing that can be done about the shed on East 20th Terrace but we need to be looking to see if we need to change our ordinances to keep this from happening again.

Staff said this is a pie shaped lot and there isn't enough back yard for a shed. The property owner put it in the side yard and the corner is up past the front of the house. Our ordinance only allows us to enforce a twenty-five foot setback and this shed is twenty-nine feet.

DARREN HILEY Darren Hiley asked if we allow chain link fence in the front yard. He said there is a property on Stonecrest Drive that has a chain link fence in the front yard.

Staff said we don't allow that now but that fence has been there for quite some time and was legal at the time it was put in.

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

APPROVED: _____ **ATTEST:** _____
Kathy Whipple, Chairperson **Kent Porter, Secretary**