

## **PLANNING AND ZONING COMMISSION**

**March 8, 2010**

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M. March 8, 2010 at Kearney City Hall with Kathy Whipple presiding. Members present were Darren Hiley, Dan Holt, Kim Murphy, Kent Porter, Doyle Riley and Heath Courtney. Staff members present were David Pavlich and Shirley Zimmerman.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

### **CONSENT AGENDA**

- Minutes of July 13, 2009 meeting
- Minutes of February 8, 2010 meeting

Darren Hiley said the work “objectable” in the third paragraph from the bottom on page 3 of the February 8, 2010 minutes should be “objectionable”. Staff made the correction.

A motion was made by Kim Murphy and seconded by Doyle Riley to approve the Consent Agenda with the correction in the February 8, 2010 minutes. The motion carried unanimously.

### **NEW BUSINESS**

**400 SOUTH GROVE-LOT SPLIT** Staff presented an application from Jim and Judy Cox, Holt, Missouri, to do a lot split of Lot 1, Block 15, Arnold’s Addition. The property is located at 400 South Grove Street and includes a house addressed as 103 East 4<sup>th</sup> Street. There are currently two single-family houses located on the property. The lot split would create separate lots for each house.

Staff said the property was rezoned from Commercial to R-P-1 in 1997. This rezoning was approved to allow a subsequent lot split and building permit for a single-family dwelling. The building permit was issued and the house constructed, but the lot split was not completed.

Staff recommended approval of the lot split.

Doyle Riley asked what the status was of the alley on this property. Staff said it has not been vacated.

Darren Hiley asked if the split meets the minimum size of a lot. Staff said it does.

Darren Hiley asked what would happen if this wasn’t approved. Staff said it would have to be sold as one piece of property.

**400 SOUTH GROVE-LOT SPLIT-CONT** Heath Courtney asked what brought this up. Mr. Cox said he was going over his properties and getting things in order and realized this lot split hadn't been completed.

Dan Holt asked if it was currently for sale. Mr. Cox said not at this time.

A motion was made by Kim Murphy and seconded by Doyle Riley to recommend to the Board of Aldermen to approve the application from Jim and Judy Cox, Holt, Missouri, to do a lot split of Lot 1, Block 15, Arnold's Addition contingent upon meeting all Staff comments. The motion carried unanimously.

**DISCUSSION**

Staff handed out a copy of an article in Business Week naming Kearney as the Most Affordable City in Missouri.

Darren Hiley asked if the City had heard anything about the old Casey's site. Staff said they had removed the tanks, etc. but didn't believe that they had it on the market at the present time.

Kim Murphy asked what the status was for Shoppes at Kearney. Staff said they didn't believe we would hear anything from the project before fall.

Staff said the improvements to West Washington should be starting in the next couple weeks.

Kim Murphy said he was concerned about the drop off on the South side of the CVS Pharmacy where the drive thru lane is. Staff said they are supposed to be correcting that.

**ADJOURNMENT** There being no further items on the agenda, a motion was made by Kent Porter and seconded by Kim Murphy to adjourn. The motion carried unanimously.

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
**Kathy Whipple, Chairperson** **Darren Hiley, Secretary**