

PLANNING AND ZONING COMMISSION

December 10, 2012

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., December 10, 2012 at Kearney City Hall with Kathy Whipple presiding. Members present were Eric Shumate, Heath Courtney, Dan Holt and Kim Murphy. Darren Hiley and Kent Porter were 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 the October 8, 2012 and October 22, 2012 meetings

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

PUBLIC HEARINGS

CASEY'S GENERAL STORE – APPROVAL OF C-P AMENDMENT Staff presented an application from Casey's Marketing Company, 200 East 92 Highway, proposing to construct a 600 square foot addition along the West side of the existing building.

The proposed expansion would allow interior improvements including installation of a walk-in cooler for customers and expansion of the kitchen to add deli items in addition to pizza.

Staff said in a "P" District, an increase in the size of a building more than five percent requires Planning and Zoning and Board of Aldermen review and approval. This proposed building expansion exceeds five percent.

Staff said they will be realigning parking in the front. They will also add parking spaces in the Southwest corner which will be for employees. They will be replacing landscaping that has died due to the drought so there will be no loss of landscaping. They will fix the drainage area that gets damaged by the expansion.

The floor was open to the public.

Matt Coffman, architect, said the back elevation is brick and the addition will be the same.

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

CASEY’S GENERAL STORE – APPROVAL OF C-P AMENDMENT-CONT

Heath Courtney asked what the minimum size for a handicap parking space is. Staff said the actual space only has to be eight feet wide and then have an additional eight foot space making the total become sixteen feet. If more than one space is required they can share the second eight foot space.

Heath Courtney asked about the air pump that is on the West side of the building. Mr. Coffman said it will be moved to the East side of the building.

Dan Holt asked if the existing exit door will still be there. Mr. Coffman said it will.

Eric Shumate asked if the existing panel that is across the front will extend to the addition. Mr. Coffman said no because they no longer make that panel. He said it will just be blank brick because they can’t have anymore signage.

Kim Murphy said he hoped the delivery trucks would no longer enter the wrong way.

A motion was made by Kim Murphy and seconded by Dan Holt to recommend to the Board of Aldermen to approve the application from Casey’s Marketing Company, 200 East 92 Highway, proposing to construct a 600 square foot addition along the West side of the existing building contingent upon the following conditions:

1. Submittal of revised drawings prior to the Board of Aldermen meeting, including:
 - a. Revise site plan sheet A-201 to show existing and proposed brick façade on the rear building elevation;
2. Modification of the detention area to account for the building addition;
3. Submittal of a building permit application prior to construction;
4. Development of the project in compliance with all City codes, conditions, requirements, plans and payments of fees and taxes.

The motion carried by a motion of five to zero.

INFORMATION & DISCUSSION ITEMS

KIM MURPHY Kim Murphy asked if we have done anything about making changes in regard to maintenance and upkeep of buildings. Staff said it was discussed in planning sessions with the Board of Aldermen but no action has been taken.

He asked if we had done anything yet about upgrading our building codes. Staff said not at this time.

ADJOURNMENT There being no further business on the agenda, a motion was made by Kim Murphy and seconded by Heath Courtney to adjourn. The motion carried unanimously.

Approved: _____ **Attest:** _____
Kathy Whipple, Chairperson **Darren Hiley, Secretary**