

## **PLANNING AND ZONING COMMISSION**

**July 29, 2013**

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., July 29, 2013, at Kearney City Hall with Darren Hiley presiding. Members present were Kent Porter, Dan Holt and Doyle Riley. Members absent were Eric Shumate, Kathy Whipple and Heath Courtney. Staff members present were David Pavlich and Shirley Zimmerman.

Darren Hiley opened the meeting with the Pledge of Allegiance.

### **OATH OF OFFICE**

Shirley Zimmerman administered the Oath Of Office to Kent Porter and Darren Hiley. Their terms will expire in 2017.

### **CONSENT AGENDA**

- Minutes of the July 8, 2013 meeting

A motion was made by Doyle Riley and seconded by Dan Holt to approve the Consent Agenda as presented. The motion carried unanimously.

### **NEW BUSINESS**

**FINAL PLAT-REPLAT OF OAKWOOD ESTATES LOT 26** Staff presented a Staff Report for an application from John Jamison, First Choice Custom Homes, to replat Lot 26 to shift the rear lot line a few feet West in order to meet the minimum rear yard requirement.

Staff said both the owner of the lot and the adjacent owner to the West will sign off on the plat. Future lots West of the property, which are currently unplatted, though shown on the approved preliminary plat, are deep enough to accommodate the proposed lot line shift.

John Jamison, First Choice Homes, said he has built several homes in the area and hopes to continue building in Kearney. He said this is a custom built home and they need the size of the home to stay the same.

Dan Holt said they want to make sure and make the change on a new deed and get it recorded.

Darren Hiley said we have discussed in the past about lot lines being perpendicular and is the developer okay with this change. Mr. Jamison said the developer is fine with the change.

**FINAL PLAT-REPLAT OF OAKWOOD ESTATES LOT 26-CONT** Dan Holt said he had talked to Jay McNary, one of the developers, and he said they were fine with this.

A motion was made by Dan Holt and seconded by Doyle Riley to recommend to the Board of Aldermen to approve the application from John Jamison, First Choice Custom Homes, to replat Lot 26 to shift the rear lot line a few feet West in order to meet the minimum rear yard requirement, contingent upon meeting Staff recommendations. The motion carried unanimously.

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

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
**Darren Hiley, Acting Chair**