

PLANNING AND ZONING COMMISSION

October 21, 2013

The Planning and Zoning Commission, City of Kearney, Missouri, met in special session at 6:30 P.M., October 21, 2013, at Kearney City Hall with Kathy Whipple presiding. Other members present were Doyle Riley, Darren Hiley, Eric Shumate, Dan Holt and Kent Porter. Member absent was Heath Courtney. Staff member present was David Pavlich.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

None

NEW BUSINESS

BIG BURGER-SITE PLAN FOR DRIVE THRU Staff presented an application from Fielding Staton, representing Big Burger, for a new drive-thru and association parking lot expansion, 110 East 92 Highway. The project also includes relocation of the existing Grove Street entrance to the north approximately 65 feet, and the addition of a second rain garden. No additions to the building will be made and the existing 92 Highway entrance will not be modified. Though the parking lot addition is less than ½ acre of new hard surfacing and would not require P&Z review, the addition of a drive-thru/MVOB requires site plan review by the Planning & Zoning Commission and Board of Aldermen.

Eric Shumate commented there is a note on the site plan stating that the City does not guarantee that the proposed turning movement will work. Staff indicated that most drive-thrus we see wrap around the building, which is easier for vehicles to maneuver. This design was used to ensure that any stacking is done within the site and not out onto Grove Street. Fielding Staton indicated that the radius was drawn based on the Liberty Taco Bell along 291, and though it is tight, the movement should work.

Eric Shumate commented that the elevations look like the site drains to the east. Staff commented that the owner will install the parking lot to direct water toward the rain garden as much as possible.

Darren asked if the fence will be moved and if a buffer will be installed. Fielding Staton said that the fence will be moved to the north property line, and they will add additional landscaping. Staff indicated that the buffer requirement is based on adjacent zoning, not adjacent land uses. Adjacent property is zoned commercial, so no buffer is required.

Doyle Riley asked about additional lighting in the parking lot. Fielding Staton indicated that additional lighting was not proposed. There is an existing light on the north side of the building.

A motion was made by Doyle Riley and seconded by Dan Holt to approve the site plan application for a new drive-thru made by Fielding Staton, representing Big Burger, at 110 East 92 Highway, with the following conditions:

1. Submittal of revised drawings prior to the Board of Aldermen meeting, if necessary;
2. Submittal of a plantings list with the building permit application, identifying the location, type, and size of trees and shrubs;
3. Submittal of a building permit application prior to construction;
4. Submittal of a sign permit with the building permit application or prior to installation of signs;
5. Development of the project in compliance with all codes, conditions, requirements, plans and payments of fees.

The motion carried by a unanimous vote of six to zero.

INFORMATION & DISCUSSION ITEMS

NEXT MEETING Staff reminded the Commission that the November meeting would be moved to Thursday, November 14, due to the Veterans Day holiday.

ADJOURNMENT There being no further business on the agenda, the meeting was adjourned.

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