

PLANNING AND ZONING COMMISSION

January 13, 2014

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., January 13, 2014, at Kearney City Hall with Kathy Whipple presiding. Other members present were Doyle Riley, Eric Shumate, Darren Hiley, Dan Holt, Marie Steiner, and Kent Porter. Staff members present were David Pavlich and Eric Marshall.

Kathy Whipple opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

➤ Minutes of the December 9, 2013, meeting

A motion was made by Dan Holt and seconded by Eric Shumate to approve the consent agenda as presented. The motion carried unanimously.

NEW BUSINESS

PARK PLAN FOR HALL PARK Eric Marshall, Parks & Recreation Department Director, introduced himself to the Commission. Over the past several months, the Parks Board has held public meetings regarding the property. Cody Peratt, Ochsner Hare & Hare, is the consultant on the project.

In late 2012, the family of Jim & Gerri Hall, donated the property to the City for future use as a park. A house on the property was demolished, and the property is now vacant. A 20' strip of the property was sold to the adjacent property owner, which is identified by the notched out area at the northwest corner of the property.

Though most of the parks in Kearney are geared toward younger people, this future park is to have a senior theme. The plan includes a looped walking trail, additional sidewalk along 92 Highway, a small parking lot, fitness equipment, porch swings, and outdoor game areas, such as life-size chess/checkers, shuffleboard, horseshoes, and bocci ball. A privacy fence will be installed along the property line at the northwest part of the property. The smaller shelter will include picnic table area, while the larger shelter will include restroom facilities, drinking fountain, and storage area.

Darren Hiley asked if the strip sold to the adjacent property owner was requested as part of the donation. Eric Marshall said that it was requested by the previous owner that the City work with the neighbor to the north on such a transfer of property.

Maries Steiner asked what will separate the park from the property to the north. Eric Marshall said that there would be a 6' tall privacy fence constructed along the north property line in the area of the notched corner.

Dan Holt suggested that the sidewalk along 92 Highway continue straight, as people will cut through, rather than follow the sidewalk where it connects to the looped trail. Doyle Riley asked if there are already paths on the property where people – when in college, the college built sidewalks where people had worn paths through the yard areas. The Commission recommended options, such as moving the looped trail further south, constructing a section of fence to channel people around, or installing aggressive plantings to redirect people. Eric Marshall said he will have Cody and the Parks Board look at that further.

Eric Marshall commented that the orange areas on the plan are areas for outdoor fitness equipment for seniors. The equipment is much improved over years past. The City will seek grant funding from the Clay County Senior Board for the equipment.

Eric Shumate asked if the game equipment will be stored at City Hall. Eric Marshall said the equipment would be stored in the storage area at the large shelter, and people will need to contact city hall for a punch key code for access. Darren Hiley commented that the code could be changed at any time.

Dan Holt asked if there were lights out there. Eric Marshall said that the plan does not include additional outdoor lighting. This will be a dusk to dawn park, like Lion's Park.

Marie Steiner asked who will maintain the property. Eric Marshall said it will be maintained by the Parks Department, just like our other parks. In the summer, the parks are maintained everyday, and less frequently when the weather is cold.

Dan Holt asked if the shelters would be reserved for rental. Eric Marshall said the east shelter would be available for rental.

Kent Porter suggested a bike rack be installed. Eric Marshall said that the plan is not to allow bikes on the trails in this park and a bike rack will attract bike use. We removed bike rack from Lion's Park and it cut down on bike usage within that park.

Dan Holt suggested an emergency phone or call box at the park.

Darren asked if there were fund available from the pool that would be used for the Sam Barr roundabout improvements that could be applied to this park. Staff said that those are transportation only fund and could not be used to develop the park, other than possibly sidewalk improvements along 92 Highway.

Darren asked if the property is too steep for a sidewalk going to the east. Staff said that there would be grading to be done on the property, and the improvements would need to meet ADA requirements, which sets standards for slopes.

Darren Hiley recommended additional lighting be worked into the plan, especially for the sidewalk and trail sections along 92 Highway.

Marie Steiner asked how far east the privacy fence would be built. Eric Marshall said it would be installed along the notched out property, which is near the house. The neighbor has an existing 4' chain link fence that extends further to the east property line.

Dan Holt asked if pets would be allowed in the park. Eric Marshall said pets on a leash would be allowed. Holt asked if we are going to make old people pick up after their dogs. Eric said we could add a doggie pickup station to the plan.

Kathy Whipple asked if there was a cost estimate for the improvements. Eric thought somewhere in the area of \$240,000.

Dan Holt asked how much this park would add to the department's budget for required maintenance. Eric anticipated about 1.5 hours to mow and cleanup, but that this would be added to their parks maintenance list and parks maintenance budget item.

A motion was made by Dan Holt, and seconded by Darren Hiley, to commend the Parks Board on their hard work developing the plan and to recommend the Board of Aldermen approve the Parks Board plan for Hall Park. The motion carried by a unanimous 7-0 vote.

INFORMATION AND DISCUSSION ITEMS

TRUE VALUE HARDWARE P&Z asked about the status of True Value. Staff said there is no update on the project since the last meeting.

BIG V to PRICE CHOPPER P&Z asked about the Price Chopper taking over Big V. Staff said that the Big V was going to relocate their store to the Shoppes. With Cosentino's purchasing Big V, they will operate Big V as a Price Chopper, and will relocate to the Shoppes when the new building is constructed. Kent Porter noted that the Parks chose to sell their stores to Cosentino's, not as a "hostile takeover".

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 Darren Hiley, Secretary