

## **PLANNING AND ZONING COMMISSION**

**October 13, 2014**

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., October 13, 2014, at Kearney City Hall with Kathy Whipple presiding. Other members present were Eric Shumate, Darren Hiley, Kent Porter, Doyle Riley and Dan Holt. 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 August 11, 2014 meeting

A motion was made by Dan Holt and seconded by Darren Hiley to accept the Consent Agenda as presented. The motion carried unanimously.

### **PUBLIC HEARINGS**

#### **AMENDMENT – SETBACKS FOR LOTS RECORDED PRIOR TO THE UDC**

Staff presented a Staff Report dated October 13, 2014. Staff said much of Kearney that we call “Old Town” was subdivided prior to 1909. This area is generally bound by Prospect to the East, the railroad to the West, Lawrence Street to the North and along Grove Street South of 92 Highway. Since those lots were subdivided before zoning codes and subdivision regulations were adopted, there are properties that don’t meet current code requirements for lot size, dimensions and the like.

A property owner in the old part of town has inquired about a building permit to construct a deck on the back of their house, which does not meet setback requirements. Their property is 100 feet deep, which does not meet the current minimum 110 foot lot depth requirement. If their lot was 110 feet deep they would meet the setback requirements.

The current code pertaining to older lots, allows for reduced front yard and side yard setbacks to be 70 percent of the normal setback.

The proposed amendment would allow a reduction in the rear yard setback to 70 percent, matching that of the front and side yard setbacks allowed in the same section of the codes.

The floor was opened to the public.

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

Doyle Riley asked if a lot of these lots back up to alleys. Staff said some of them do that.

**AMENDMENT – SETBACKS FOR LOTS RECORDED PRIOR TO THE UDC**

Eric Shumate asked if decks need the full setback. Staff said yes.

Doyle Riley asked if it is easier to do a blanket code or do them as individual cases. Staff said it is better to have a code in place and not have to review each individual case.

Darren Hiley asked if the side setback reduction has caused any problems. Staff said no.

Kathy Whipple asked if this would affect having sheds in the backyard. Staff said no.

A motion was made by Darren Hiley and seconded by Eric Shumate to recommend to the Board of Aldermen to approve the amendment to the Zoning Order in regard to setbacks related to lots on recorded plats prior to the UDC adoption. The motion carried unanimously.

**INFORMATION & DISCUSSION ITEMS**

**PLANNING AND ZONING EMAIL ADDRESSES** Staff said we are periodically asked who serves on the City Boards and how to contact them. Generic email addresses have been created for each of the Board of Aldermen, which are posted on the City website.

Staff said we would like to post email addresses for members of our other boards. Staff asked for everyone to think about this and let Staff know if it is okay to create these email addresses.

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

Approved: \_\_\_\_\_ Attest: \_\_\_\_\_  
Kathy Whipple, Chairperson Darren Hiley, Secretary