

PLANNING AND ZONING COMMISSION

May 11, 2015

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., May 11, 2015, at Kearney City Hall with Kathy Whipple presiding. Other members present were Doyle Riley, Darren Hiley, Dan Holt, Chuck Davis and Kent Porter. 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 April 13, 2015 meeting

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

NEW BUSINESS

MIDWEST CORVETTES COUCHMAN INDUSTRIAL PARK LOT 12A SITE PLAN Staff presented an application from Jim Hedrick, Hedrick Construction, to construct a 6,000 square foot building, including an office, reception area and restroom for a corvette auto restoration and repair business. The building will be metal, with stucco and concrete block at the building entrance. The building will be a stone color with a red canopy and red stone block, similar to other buildings in the area. The site plan identifies a possible future building expansion. The site is located at 1054 West Couchman Drive.

Staff said an operable and/or wrecked vehicles area will be considered a nuisance by city codes and cannot be kept in the parking lot.

Staff presented a Staff Report dated May 11, 2015 and recommended approval upon meeting all Staff comments.

Dan Holt asked if this is a stone block building or a steel building. Jim Hedrick said it is a pre-engineered steel building with stucco and concrete block at the entrance.

Chuck Davis asked if there is no outside storage of vehicles. He asked if they would be putting damaged parts outside of the building. Jim Hedrick said he rented from him for five or six years and never had anything outside. He said he rents a self storage unit next door to store parts in so he doesn't get parts mixed up. He said he just restores corvettes and therefore doesn't want anything outside.

MIDWEST CORVETTES COUCHMAN INDUSTRIAL PARK LOT 12A SITE PLAN Chuck Davis asked what would happen if he decided to start doing wrecked vehicles, etc. Staff said it would have to come back to the Planning and Zoning if he made that kind of change.

Darren Hiley said it looks like there is enough area to create more parking area if needed.

A motion was made by Dan Holt and seconded by Chuck Davis to recommend to the Board of Aldermen to approve the application from Jim Hedrick, Hedrick Construction to construct a 6,000 square foot building, including an office, reception area and restroom for a corvette auto restoration and repair business at 1054 West Couchman Drive, contingent upon meeting all Staff comments. The motion carried unanimously.

OAKWOOD ESTATES, 2ND PLAT – FINAL PLAT Staff presented an application from John Juergens, Oakwood Land Development, LLC, for Oakwood Estates 2nd Plat Final Plat, proposing to subdivide 5.78 acres into 15 single-family residential lots with associated road right-of-way and easements.

Staff said the original developer of the subdivision no longer owns any of the Oakwood Estates subdivision. The original Phase 2 Final Plat from 2006 included 29 single-family lots and the Nottingham Road connection to 92 Highway. The updated proposed final plat includes 15 single-family lots and does not make the Nottingham Road connection to 92 Highway.

Staff said water, sanitary sewer and storm sewer lines were installed back in 2006-2007 and maintenance bonds were provided to the City. Streets and curbs have yet to be installed and will be installed by the new developer.

Staff said a development agreement between the City and the original developer was executed in 2004. Staff recommends an amended development agreement be executed, prior to Board approval of the final plat, which establishes a mechanism to provide a pool of funds for making future road improvements to 92 Highway.

Staff said they have suggested that we collect fees at the time of each permit and put them in an escrow fund. When MoDOT triggers the need for 92 Highway improvements the money could be given to the developer to make those improvements.

Dan Holt asked if there would be issues with the sidewalks being built on Lots 93-95 when Nottingham Road is built. Steve Warger, engineer for Oakwood Estates, said there will be an agreement with the new owners of those lots.

Dan Holt asked if there will be trouble with sewer stubs since the number of lots has changed. Steve Warger said there hasn't been a big change in lot sizes and the sewer stubs shouldn't be a problem.

OAKWOOD ESTATES, 2ND PLAT – FINAL PLAT-CONT Kent Porter asked if the developer’s agreement will be worked out before it goes to the Board of Aldermen. Staff said that is correct. Staff said this may not go to the Board of Aldermen until next month.

Darren Hiley asked if MoDOT has been notified of the changes to the subdivision. Staff said this has been submitted to MoDOT and they are working on a cost estimate for improvements so we can decide on an amount to be charged to each lot for the escrow fund.

A motion was made by Darren Hiley and seconded by Doyle Riley to recommend to the Board of Aldermen to approve the application from John Juergens, Oakwood Land Development, LLC, for Oakwood Estates 2nd Plat Final Plat, proposing to subdivide 5.78 acres into 15 single-family residential lots with associated road right-of-way and easements, contingent upon meeting all Staff comments. The motion carried unanimously.

INFORMATION & DISCUSSION ITEMS

MONTHLY PERMIT AND CERTIFICATE OF OCCUPANCY REPORT Staff presented the monthly permit and certificate of occupancy report.

VIREO Staff reported that they had met with Vireo, who will be doing the Comprehensive Plan review. Staff said they will start setting up meetings pretty soon to get the process started. It will be couple months before the first public meetings will be held.

KATHY WHIPPLE- SAM BARR ROUNDABOUT Kathy Whipple asked when the City will be doing something to Sam Barr Roundabout. Staff said the City has started working on that. MoDOT needed irrigation plans before they would okay any landscaping. There will have to be an agreement in regard to how it will be maintained, etc.

DAN HOLT – SIGNAGE FOR AMPHITHEATER Dan Holt asked if there had been any progress on getting signage in town directing people to the Amphitheater. Staff said that has been turned over to the Kearney Enrichment Council to work on this.

KENT PORTER – WATSON DRIVE Kent Porter asked what the progress was on Watson Drive. Staff said the City is in the process of getting the right-of-way easements. We must obtain them before the final engineering can be completed.

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

Approved; _____ **Attest:** _____