

PLANNING AND ZONING COMMISSION

May 9, 2016

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., May 9, 2016 at Kearney City Hall with Kathy Barger presiding. Other members present were Dan Holt, Kent Porter, Jason Hoyt, Doyle Riley and Darren Hiley. Chuck Davis was absent. Staff members present were David Pavlich and Shirley Zimmerman.

Kathy Barger opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

➤ Minutes of the March 14, 2016 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

102 NORTH JEFFERSON- FAÇADE IMPROVEMENTS IN DOWNTOWN CBD

Staff presented an application from Jeff Herndon, Metro Sportswear, 102 North Jefferson proposing to make façade improvements. Proposed façade changes in the downtown area require minor site plan review by the Planning and Zoning Commission.

The proposed improvements will include:

- Replace the existing vertical siding with horizontal lap siding in light grey
- Repaint the parapet darker grey
- Repaint the remaining sides of the building in light grey
- Front entrance with white color and purple door to remain

Dan Holt asked if part of this work wasn't already done. Staff said yes it was. The applicant didn't realize he had to get approval from the Commission.

A motion was made by Darren Hiley and seconded by Jason Hoyt to approve the application from Jeff Herndon, Metro Sportswear, 102 North Jefferson proposing to make façade improvements, contingent upon meeting all Staff remarks. The motion carried unanimously.

INNOVATION, LOT 23, 990 PREMIER DRIVE, SITE PLAN FOR EXPANSION

Staff presented an application from K & R Wholesale Materials, 990 Premier Drive, to construct a 2,500 square foot building addition to the existing 4,000 square foot building, increasing the building to 6,500 square foot. Building additions with an area at least 50 percent or more of the existing building require review of a major site plan.

INNOVATION, LOT 23-990 PREMIER DRIVE, SITE PLAN FOR EXPANSION

Staff said building additions with an area at least 50 percent or more of the existing building require review of a major site plan.

The existing building façade includes split face block and dark brown metal siding on the front of the building. The remaining sides of the building are the dark brown metal siding. The proposed addition would match the existing metal material and color.

Staff said in addition, due to the size of the expansion and the type of storage area in the building, a fire suppression system, is required.

Staff said the site has sidewalks located along Innovation Drive and Premier Drive. Staff recommends a sidewalk be extended from the front of the building, northwest connecting to the Innovation Drive sidewalk to improve neighborhood walkability.

Staff said the landscape plan identifies existing shrubs along the front of the building and trees were proposed as part of the original site plan, but appears they weren't planted. Four additional juniper bushes will be planted to screen the existing mechanical equipment located along the side of the existing building facing Innovation Drive.

Doyle Riley said it appears like the building will be very close to the driveway along Innovation Drive. Matt Schlict, Engineering Solutions, said the driveway will remain open but will be fenced off. He said in case of emergency it could be used.

Darren Hiley asked if they will be meeting the landscaping requirements. Staff said with the addition of the shrubs and the planting of the trees in original plan they will meet the requirements.

A motion was made by Dan Holt and seconded by Doyle Riley to recommend to the Board of Aldermen to approve the application from K & R Wholesale Materials, 990 Premier Drive, to construct a 2,500 square foot building addition to the existing 4,000 square foot building, increasing the building to 6,500 square foot, contingent upon meeting all Staff recommendations. The motion carried unanimously.

KEARNEY SCHOOL DISTRICT—TENNIS COURTS SITE PLAN/DETENTION

Staff presented an application from Kearney School District proposing to construct a new 9-court tennis court complex on the School District Campus. Improvements will also include lighting, site grading for grass "stadium" seating and stormwater detention. The trail will serve as an access to the tennis courts with parking provided across the street at Southview Elementary and the Junior High School.

The proposed site is located South of the football field, along the South side of the East-West trail. This area has also been discussed as a possible location for a future aquatics center. Approximately 8 acres of vacant ground will remain South of the proposed tennis courts.

KEARNEY SCHOOL DISTRICT—TENNIS COURTS SITE PLAN/DETENTION

The School plans to demolish/remove the existing tennis courts, which are located along 19th Street by the baseball field.

Staff said they are located more than 600 feet from residential so they won't impact any residential areas.

Dan Holt asked if they would be fenced. Dr. Nicely, School Superintendent, said they will be fenced.

Kent Porter said he feels like there should be some parking on the site. Dr. Nicely said this is much better than the old site. He said the parking lot on the South side of the Junior High always has a lot of parking available. He said most tennis matches will be after school is out and then the Southview parking and the north parking lot at the Junior High will be available. He said they will probably mark a couple handicap parking spaces at the North end of the front parking lot of the Junior High so they have easy access to the walking trail.

Darren Hiley said it is sad to say but the public is generally lazy and they will probably start parking along the roadway. Dr. Nicely said if that starts happening the School Administration will police the issue.

Kent Porter said people are going to complain about no parking on site. He said the only way he could be in support of this, would be if we require parking when there is future development of the land.

Dr. Nicely said they don't want to do parking at this time to the South and then interfere with the future development of the land. He said the committee looked at five different locations and this site was the unanimous choice of the committee.

Dr. Nicely said if they hosted a large event during the day, they could use grass parking.

Darren Hiley asked if they were going to demo the courts and what would they do with the parking lot. Dr. Nicely said the courts will be demolished and they will try to save the parking lot. He said the soil under the courts is in bad condition and it would take a lot of grading to enlarge the parking lot.

Darren Hiley asked if they would make the areas North of the trail to where it could be mowed. Dr. Nicely said they will improve it some. He said they will improve the area South of the trail.

Darren Hiley asked where the fans will sit. Dr. Nicely said there will be a slab to the North of the courts. He said the walkways between the sets of courts will be twenty feet wide so they could put seating there also.

KEARNEY SCHOOL DISTRICT—TENNIS COURTS SITE PLAN/DETENTION

Darren Hiley asked if the lighting would be on a timer. Dr. Nicely said depending on the cost of the project they may not do lighting at this time.

Dr. Nicely said they may lock the tennis courts at dusk just like they do the track.

A motion was made by Darren Hiley and seconded by Jason Hoyt to recommend to the Board of Aldermen to approve the application from Kearney School District proposing to construct a new 9-court tennis court complex on the School District Campus, contingent upon meeting all Staff comments and adding Number 8 to the recommendations stating that parking will be constructed in future development of the property. The motion carried unanimously.

INFORMATION & DISCUSSION ITEMS

COMMUNITIES FOR ALL AGES David Pavlich reported that MARC has formed a program called KC Communities For All Ages. It is designed to help communities develop more programs for the seniors in particular.

COMPREHENSIVE PLAN David Pavlich reported that they had the second public workshop for the Comprehensive Plan. He said everyone needs to go to the website and take a survey to help develop the next steps in the planning process.

MARC CALL FOR PROJECTS David Pavlich said the following projects are being placed on the project list: 19th Street Interchange, Sidewalks East on 92 Highway from 33 Highway, Clark Street Trail and sidewalks from Dogwood Elementary to Cedarwood and Westwood subdivisions.

CLEAR CREEK BRIDGE David Pavlich said we are getting RSQ’s to do the engineering for the bridge across Clear Creek that will connect Mack Porter Park and Jesse James Park. It will be 2017 before we would consider construction.

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 Barger, Chairperson Darren Hiley, Secretary