

PLANNING AND ZONING COMMISSION

October 10, 2016

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., October 10, 2016 at Kearney City Hall with Darren Hiley presiding. Other members present were Jason Hoyt, Doyle Riley and Dan Holt. Kathy Barger, Kent Porter and Chuck Davis were absent. Staff members present were David Pavlich and Shirley Zimmerman.

Darren Hiley opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

- Minutes of the September 12, 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.

PUBLIC HEARINGS

DOUG & KATHIE ROCK—CONDITIONAL USE PERMIT FOR RESIDENCE

Staff presented an application from Doug and Kathie Rock, 400 South Jefferson, requesting a Conditional Use Permit for a single-family dwelling on property zoned C – Commercial. They recently closed the café and discontinued commercial use of the property. The request would allow them to them to continue to live on the property.

Staff said the applicant isn't present. The P&Z Commission has traditionally tabled applications when the applicant is not present, but we can continue with the public hearing, as there are people in the audience.

The floor was opened to the public.

Wayne Morris, owner of The Animal Clinic across the street from the property, said he wasn't opposed to the application but wanted to know exactly what was happening. He said he was concerned about it being multiple families and rental property. He also asked if the conditional use would carry over to future owners.

Staff said the request is only for the Rock family. They discontinued commercial use of the property, but would like to continue to live on the property. The P&Z can approve with conditions, such as setting a time limit or that it expires when the property is sold. The Staff recommendation is for approval without conditions.

**DOUG & KATHIE ROCK—CONDITIONAL USE PERMIT FOR RESIDENCE
CONT'D**

The Commission acknowledged that there are two buildings on the property that could be occupied as residences. Staff commented that the code allows, with approval of a conditional use permit, either single-family dwellings or two-family dwellings on property zoned Commercial.

Jason Hoyt said we should specify in the permit that it is for single-family dwellings, not multi-family.

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

A motion was made by Dan Holt and seconded by Doyle Riley to table the application from Doug and Kathie Rock, 400 South Jefferson, requesting a Conditional Use Permit allowing single-family dwellings on property zoned C-Commercial. The motion carried unanimously.

**KEITH PIERCY-CONDITIONAL USE PERMIT FOR VEHICLE SALES OR
RENTAL LOT AT 700 NORTH COUNTRY**

Staff presented an application from Keith Piercy, representing Willa Piercy, requesting a Conditional Use Permit proposing to locate a vehicle sales or rental lot on a one acre tract at the northwest corner of North Country and Centerville Avenues.

Staff said since this was previously presented to the Commission an ordinance was approved in 2015 that allows vehicle sales or rental lots in the area of North Country Avenue and Centerville Avenue without a minimum spacing requirement.

Staff said the applicant isn't present, but the Commission can the public hearing, as there are people in the audience.

The floor was opened to the public.

Jim Thomas, owner of The Armory across the street from the property, said he was tired of seeing the empty lot and not being kept up. He said he is glad to see something go there and has no objection to the application.

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

A motion was made by Doyle Riley and seconded by Dan Holt to table the application from Keith Piercy, representing Willa Piercy, requesting a Conditional Use Permit proposing to locate a vehicle sales or rental lot on a one acre tract at the northwest corner of North Country and Centerville Avenues. The motion carried unanimously.

DISCUSSION & INFORMATION ITEMS

BUILDING PERMITS Staff said we have seventy four building permits at the end of September. We are only below 2007 by one permit so this will be a record year.

COMPREHENSIVE PLAN UPDATE Staff said we hope to have the Comprehensive Plan ready to be presented to the Planning and Zoning Commission real soon.

NATION ROAD ROUND ABOUT Darren Hiley said the round about at Nation Road still has drainage from the South side of the round about that just sets there. He said in cold weather it gets really icy at that spot.

WATSON DRIVE/19TH STREET Doyle Riley said the new street, Watson Drive and improvements to 19th Street are really nice.

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

Approved: _____ Attest: _____
Darren Hiley, Acting Chairperson