

January 24, 2017

The Planning and Zoning Commission, City of Kearney, Missouri, met in special session at 6:30 P.M., January 24, 2017 at Kearney City Hall with Darren Hiley presiding. Other members present were Jason Hoyt, Kent Porter, Chuck Davis and Dan Holt. Kathy Barger was absent. Staff members present were David Pavlich, Chad Coffelt and Shirley Zimmerman.

Darren Hiley opened the meeting with the Pledge of Allegiance.

NEW BUSINESS

LA FUENTE SITE PLAN-AMENDMENT FOR FACADE & SITE REVISIONS

Staff said the contractor for La Fuente, Jim McCambridge, proposes the following revisions to the site plan, to be consistent with existing site improvements, as have been constructed:

- 1) Building Elevations – Changes to the building façade include items listed below. Approved building elevations and photos are enclosed, for comparison purposes:
 - a. False windows along the north and west elevations have been replaced with a “medallion” decorative element to break up the walls. The contractor indicates the false windows provide a place that moisture can get behind and damage the building;
 - b. Stone veneer around the curved front entrance has been replaced with stucco. A stone veneer wainscoat was installed, along with a band of stone veneer around the top of the entrance. The owner is concerned about the veneer coming apart in the future, as they are flat pieces being attached to a curved surface. The wainscoat around the base get support from the ground surface. A lip in the stucco provides support for the stone at the top of the entrance;
 - c. Outdoor patio pillars have been modified and false log projections removed.

Staff said they have completed the ADA truncated domes and the pedestrian walkway that was a concern.

Jim McCambridge, contractor for La Fuentes, said he would like permission to not put gates on the dumpster corrals at this time. He said the trash trucks tear them up really bad if they aren't properly put on. He said one is for regular trash and the other is for recycle trash.

A motion was made by Kent Porter and seconded by Dan Holt to approve the proposed revision, Item 1 building elevations including Items a, b and c to the site plan of La Fuente, 700 Watson Drive contingent upon meeting all Staff comments. The motion carried unanimously.

Chuck Davis said he did understand the concern about gates getting torn up by the trash company. He said they are very hard on commercial trash corrals.

LA FUENTE SITE PLAN-AMENDMENT FOR FAÇADE & SITE REVISIONS

A motion was made by Dan Holt and seconded by Kent Porter to postpone a decision on the trash corral gates until the March meeting. The motion carried unanimously.

Staff gave everyone a copy of the rules on trash corrals. It was decided that everyone should make it a point to check the corrals at La Fuente.

Dan Holt said the ordinance just says screening. He said maybe we should search for new ideas that would meet the screening rule.

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

Approved: _____ Attest: _____
Darren Hiley, Acting Chairman