

PLANNING AND ZONING COMMISSION

May 9, 2017

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., May 9, 2017 at Kearney City Hall with Kathy Barger presiding. Members present were Darren Hiley, Jason Hoyt, Kyle Creeden, Dan Holt and Chuck Davis. Kent Porter was absent. Staff members present were David Pavlich and Shirley Zimmerman

Kathy Barger opened the meeting with the Pledge of Allegiance.

CONSENT AGENDA

The following items were presented for the Planning and Zoning Commission to approve:

- Minutes of the April 10, 2017 meeting

A motion was made by Chuck Davis and seconded by Dan Holt to approve the Consent Agenda. The motion carried unanimously.

NEW BUSINESS

COTTONWOOD CREEK 1ST PLAT – FINAL PLAT Staff presented an application from Deer Valley, LLC for Cottonwood Creek 1st Plat Final Plat, proposing to subdivide 18.12 acres into 37 single-family residential lots and one open space tract for stormwater detention, with associated road right-of-way and easements. This is consistent with the preliminary plat, which was approved earlier this year.

Staff reported that engineering plans have been approved by the City engineer. Street improvements will include turn lane improvements on Nation Road into the development.

Water will be extended and connected to an existing water line to the north. Sanitary sewer for this phase will access the Oakwood Estates lift station. A future extension of the West Creek Sewer will allow both the Oakwood Estates and Westwood lift stations to be de-commissioned.

Dan Holt said on the Plat it looks like the sewer will go through someone's yard. Ron Cowger, engineer for Deer Valley, said that is actually the lift station and not a house.

Chuck Davis asked how many homes the lift station can handle. Staff said it is for 490 homes. There is approximately about 190 homes being served at this time. It should easily handle Cottonwood Estates and the City hopes to have the sewer extended to this area before Oakwood Estates finishes out that subdivision. In the event the lift station can't handle it we will upgrade the pump.

COTTONWOOD CREEK 1ST PLAT – FINAL PLAT-CONT Darren Hiley asked what the timing of widening Nation Road was. He said it sure would be better to do it in the summer before school gets back in session.

Chris Shipley, Deer Valley, said they hope to have it done by August 1st. He said it will be done before any homes are built in the subdivision. He said they will get the base down for the turn lanes and then will overlay the entire street when they finish.

A motion was made by Darren Hiley and seconded by Jason Hoyt to recommend to the Board of Aldermen to approve the application from Deer Valley, LLC for Cottonwood Creek 1st Plat Final Plat, proposing to subdivide 18.12 acres into 37 single-family residential lots and one open space tract for stormwater detention, with associated road right-of-way and easements, contingent upon meeting all Staff comments.

INNOVATION BUSINESS PARK – LOT 30 – SITE PLAN Staff presented an application from Cactus Leasing proposing to construct a 12,240 square foot building on Lot 30, Innovation, for a semi-truck trailer repair business. The East twenty feet of the building will be used for offices, while the rest of the building will include three drive-thru truck maintenance bays and one drive-thru truck wash bay. The building will include tan-colored metal siding with a tan stone veneer wainscoat on the North and East elevations and entrance vestibule.

Staff said the site will have driveway access from both Innovation Drive and Premier Drive. To the rear of the building, the southern portion of the parking lot will include an area for staging/storage of truck trailers.

Staff said the Board of Trustees for Innovation Park are asking for more brick wainscoat around the office section facing Innovation and additional brick or brick-colored wainscoat on both sides of the truck bay facing Innovation Drive.

Staff said the Board of Trustees are waiting to see how many trailers would be stored there at one time to determine if they would require that to be fenced in.

Staff said they will be adding more trees and shrubs to the landscaping plan.

Chuck Davis asked if the drive thru wash bay was only for trucks serviced at the site and not a line of trucks coming from Pilot to wash trucks. Jim Sullivan, representing Cactus Leasing, said they actually don't service trucks. They are only servicing the trailers. He said they won't be storing a lot of trailers on the site. Chuck Davis said he would like to see something in the Staff comments covering this issue.

Kyle Creeden asked if there was a provision for the grime, etc in the wash out basin. Staff said Jay Bettis, Director Utilities/Streets approved what they show on the plans.

INNOVATION BUSINESS PARK – LOT 30 – SITE PLAN-CONT Dan Holt said there is only a very small room for parts. Mr. Sullivan said they won't have a need for any larger room for parts. He said the mezzanine area will have a lounge area for the drivers.

Dan Holt asked about screening of the back lot. Staff said the Board of Trustees for Innovation Park will determine if it is necessary.

A motion was made by Darren Hiley and seconded by Dan Holt to recommend to the Board of Aldermen to approve application from Cactus Leasing proposing to construct a 12,240 square foot building on Lot 30, Innovation, for a semi-truck trailer repair business, contingent upon meeting all Staff comments with the additional Item #9 clarifying the use of the drive thru truck wash bay is for private use and not public use. The motion carried unanimously.

INFORMATION ITEMS

BUILDING PERMITS Staff said we have issued 43 building permits to date. We are on track for another year similar to last year.

LA FUENTE TRASH CORRAL Darren Hiley asked what the status was on getting doors on the trash corral at La Fuente's. Staff said La Fuente's are currently working with the developer to buy additional ground to put the road around behind the building and have additional parking. They have ordered fabricated doors and are waiting on them to arrive.

Chuck Davis said people are still parking on the dirt and grass to the West of the building.

DAN HOLT Dan Holt said this may be his last meeting and he wanted to thank everyone for serving with him on the Board. He said he has learned a lot from working with the current commissioners.

ADJOURNMENT: There being no further business on the agenda, a motion was made to adjourn. The motion carried unanimously.

Approved: _____ Attest: _____