

PLANNING AND ZONING COMMISSION

June 12, 2017

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., June 12, 2017 at Kearney City Hall with Kathy Barger presiding. Members present were Darren Hiley, Kyle Creeden, Kent Porter and Eric Shumate. Jason Hoyt and Chuck Davis were absent. Staff members present were David Pavlich and Shirley Zimmerman

Kathy Barger opened the meeting with the Pledge of Allegiance.

OATH OF OFFICE Shirley Zimmerman administered the Oath of Office for Eric Shumate, who is representing the Board of Aldermen.

CONSENT AGENDA

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

- Minutes of the May 8, 2017 meeting

A motion was made by Darren Hiley and seconded by Kent Porter to approve the Consent Agenda. The motion carried unanimously.

NEW BUSINESS

INNOVATION BUSINESS PARK—AMEND PRELIMINARY PLAT Staff presented an application from Kearney Area Development Council (KADC) for an amended preliminary plat of Innovation Business Park. They propose to amend Phase 3 at the southeast corner of the property. The detention basin is currently under construction and the KADC has had discussions about moving forward with engineering for Phase 3.

The number of proposed lots in Phase 3 would increase from four (4) lots to eight (8) lots but, the average lot size would decrease from three (3) acres to one and one-half acres. The KADC has found that potential buyers are looking for smaller lots, as evidenced by the recent lot splits of both lots 14 and 15.

The existing approved plan shows Premier Drive would either end in a cul-de-sac or extend southeast at an angle to the south property line. The proposed layout of Premier Drive extends to the east property line, rather than curve to the southeast corner of the property. This layout provided for square lots. The approved preliminary plat requires at least one of the streets extend to adjacent property.

INNOVATION BUSINESS PARK—AMEND PRELIMINARY PLAT Staff said the property owner to the south liked the roadway going to the East rather than to the South. They wanted to know if we would require a buffer between the two properties. Staff said they are both industrial so buffers aren't required.

Kathy Barger asked where the property referenced was located. Staff said it is on the west and north side of Bennett Boulevard.

Kathy Barger asked if the road in this plat would connect to Bennett Boulevard. Staff said at some point it would.

Kent Porter said in old plans Bennett Boulevard would some day connect to 33 Highway out by the Radiant Life Church.

Kathy Barger said the copy of the plat is so small she couldn't read the little boxes on Lot 6 and Lot 8. Staff said Lot 6 will have new sewer line going there and Lot 8 is referencing manholes in that area.

Darren Hiley asked what about the property to the East of this. Staff said it is owned by Jim Robertson and is industrial also.

Kent Porter said he is concerned that by running the road to the East it will leave an odd shaped piece of property where the roads connect. He said then the developer always wants to give it to the City for a park. He said he thought this would connect to adjoining property easier at the southeast corner of the property.

Eric Shumate asked how the Fire District felt about there only being one way in and out of this phase. Kevin Pratt said they don't worry as much with industrial property as they would in residential areas.

A motion was made by Darren Hiley and seconded by Kent Porter to approve the application from Kearney Area Development Council (KADC) for an amended Phase 3 preliminary plat of Innovation Business Park, which is located in the southeast corner of the property contingent upon meeting all Staff comments. The motion carried unanimously.

INFORMATION ITEMS

MONTHLY PERMITS Staff presented the latest report on building permits and certificates of occupancy.

10 BEST KANSAS CITY SUBURBS Staff presented an article on the 10 best Kansas City suburbs. Kearney is ranked third.

LA FUENTE Darren Hiley asked for an update on the La Fuente trash enclosure doors. Staff said the contractor forwarded over a concept plan with additional parking and

access drive around the building. La Fuente has a meeting with the developer on Wednesday the 14th. The plan also shows a larger trash enclosure.

Kathy Barger noted a gravel parking area was added out at La Fuente. Jeff Fort, Kearney Fire & Rescue Protection District, said that the gravel was added for a fireworks stand that will go there. The gravel will need to be removed as part of the fireworks stand cleanup in July.

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

Approved: _____ **Attest:** _____
Kathy Barger, Chairperson **Darren Hiley, Secretary**