

PLANNING AND ZONING COMMISSION

October 9, 2017

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., October 9, 2017 at Kearney City Hall with Kathy Barger presiding. Other members present were Jason Hoyt, Darren Hiley, Eric Shumate, Chuck Davis and Kent Porter. Jeff Creden was 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 to Darren Hiley and Kent Porter for another term.

CONSENT AGENDA

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

- Minutes of the September 11, 2017 meeting

Darren Hiley asked that paragraph 5 on page 3 was changed to “Darren Hiley said he was ok with a widened sidewalk along Clark Street but not in lieu of a sidewalk on the 33 Highway side. He said he feels the kids from James Point would be safer walking along 33 Highway than through the proposed development. He said he did agree to not have an entrance on 33 Highway”.

A motion was made by Darren Hiley and seconded by Kent Porter to approve the consent agenda with the change. The motion carried unanimously.

NEW BUSINESS

SHOPPES AT KEARNEY – HOLIDAY INN EXPRESS SITE PLAN Staff presented an application from Harry Patel, owner of the local Super 8 Motel, proposing to construct a 78 room Holiday Inn Express hotel with 1,300 square feet meeting room on Lot 3D in the Shoppes at Kearney.

Staff said we had discussed changing the height of commercial buildings but that won't be necessary. The height of the roof deck is 46 ½ feet and meets the current code. The parapet doesn't count in the height.

The site is approximately two acres, located at the southwest corner of the Shoppes At Kearney Development. The site is identified on the approved development plan as a hotel site.

SHOPPES AT KEARNEY – HOLIDAY INN EXPRESS SITE PLAN A copy of the current land disturbance permit will be needed. Installation and maintenance of sediment and erosion controls is required during construction.

Access to the site is provided by a driveway along Watson Drive. The site layout sheet shows one driveway, but the landscape plan shows two driveways. This will need to be clarified as part of revised drawings.

The number of parking spaces is based on one per room, plus one per two employees, plus one per 100 square feet of meeting space, totaling 96 spaces. The plan proposes 101 spaces with 4 ADA spaces with 1 to be signed as van-accessible.

Sidewalks are required along Watson Drive. The plan needs to include a sidewalk up to the front of the building as well.

The landscape plan needs a little more landscaping to meet requirements.

Wall signs are proposed on the North and South sides of the building. Free-standing signs are not proposed. A sign permit is required prior to installation of signs.

Proposed parking lot lights are cutoff-off LED fixtures.

Proposed site drainage is still under review by the City engineer. The Shoppes stormwater study included detention basins and stormwater bmp's along much of the Watson Drive frontage.

Staff presented a letter from Gary Shanks, the owner to the South, with comments/concerns about the project. The primary concern is the concrete flumes along the South parking lot. They have requested that storm sewer pipes be utilized, rather than overland flow across his property. The City Engineer included the same as part of their review comments for plan revisions.

Kent Porter said adding two more acres of hard surface to the area with runoff going to the East will cause trouble for Linda Scholdberg for sure. He asked if the storm water in Shoppes at Kearney was figured for the entire area.

Staff said yes it was and that is why there are swales put in to direct the flow. On Watson Drive, South of this project, there are storm inlets to catch run off.

Kent Porter said it has to go to the detention for Price Chopper. He said he has been out there in heavy rain and the detention basin doesn't fill up with water during a rainstorm.

Staff said the stormwater run off will be piped to storm inlets and go to the Shoppes detention pond.

SHOPPES AT KEARNEY – HOLIDAY INN EXPRESS SITE PLAN Kent Porter said it looks like the hotel site is considered a pass through onto the Shanks Development. He said these plans should all be done before it comes to the Planning and Zoning Commission. Staff said the recommendation states that it has to be all approved by the City engineer.

Chuck Davis said he has property that goes down to the bridge on Regency Drive. He said if this runoff goes to the North there will be a major problem at Regency Drive because it runs bank full now.

Chuck Davis said the City engineer needs to really study this project closely to prevent major problems later.

Eric Shumate asked if we have any type of Master Plan for the property South of this property. Staff said it is Gary Shanks and we don't have anything.

Eric Shumate asked if the City engineer verifies that the stormwater pipes go thru Shadowbrook to carry the water. Staff said the Plans show that the southwest corner of the Shoppes at Kearney, which is this project, drains to the South and not to the North.

Kent Porter said so we are asked to approve the project and hope that the City engineer catches everything.

Chuck Davis said the run off must go to the South. Staff said the Gardner project anticipated that the run off from this project would go that way.

Eric Shumate said we must make sure that when the land to the South develops, there is a lot of detention to that project.

Staff said the land to the South will have to do their own regional detention pond.

Darren Hiley asked what Gary Shanks is referring to about the drainage to the South.

Eric Shumate said the flumes on the south end of the project should change to storm pipe and go to the storm inlets. Staff said that is correct.

A motion was made by Darren Hiley and seconded by Eric Shumate to recommend to the Board of Aldermen to approve an application from Harry Patel, owner of the local Super 8 Motel, proposing to construct a 78 room Holiday Inn Express hotel with 1,300 square feet meeting room on Lot 3D in the Shoppes at Kearney contingent upon meeting all Staff requirements. The motion carried unanimously.

Staff said as soon as they get all the information from the City Engineer it will be emailed to all members of the Commission.

ENCLOSURES & INFORMATION ITEMS

CHUCK DAVIS Chuck Davis asked what the status of LaFuente was. Staff said they received a call from Art Akin, AGC Engineers, saying they would be finishing the plans for LaFuente and should have them to City tomorrow.

Staff said they have worked on acquiring additional ground and will add additional parking on the Southwest side. They will also be adding an access drive behind the building. We have a letter from the wall structure engineer saying it is safe to do that. They will also be working on the trash enclosure when they get the drive in place.

Darren Hiley asked how many parking spaces they will be adding. Staff said it will add twenty two to twenty five new spaces.

Kathy Barger asked if there will be any way to stop the parking on the grass and dirt. Staff said we will start issuing tickets to anyone that does that.

BUILDING I SHOPPES AT KEARNEY Staff said we do know that an orthodontist, a pizza place and T Mobile are coming to Building I.

Staff said Dairy Queen should be coming to spot across from Quick Trip.

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**