

## **PLANNING AND ZONING COMMISSION**

July 9, 2018

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., July 9, 2018 at Kearney City Hall with Kathy Barger presiding. Other members present were Kent Porter, Eric Shumate and Doyle Riley. Darren Hiley, Chuck Davis and Kyle Creeden were absent. Staff members present were David Pavlich, Jay Bettis and Shirley Zimmerman.

Kathy Barger opened the meeting with the Pledge of Allegiance.

**OATH OF OFFICE** Shirley Zimmerman administered the Oath of Office for Doyle Riley. He is replacing Jason Hoyt on the Commission.

### **ELECTION OF OFFICERS**

**CHAIRMAN** Kathy Barger opened the floor for nominations for Chairman.

A motion was made by Kent Porter and seconded by Doyle Riley to nominate Kathy Barger for Chairman. The motion carried unanimously.

**SECRETARY** Kathy Barger opened the floor for nominations for Secretary.

A motion was made by Kent Porter and seconded by Eric Shumate to nominate Darren Hiley for Secretary. The motion carried unanimously.

### **CONSENT AGENDA**

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

- Minutes of the May 14, 2018 meeting

A motion was made by Kent Porter and seconded by Doyle Riley to approve the Consent Agenda as presented. The motion carried unanimously.

### **NEW BUSINESS**

**FALCON HILL VILLAS – FINAL PLAT** Staff presented an application from Travis Hedrick Construction for Falcon Hill Villas Final Plat, proposing to subdivide 3.47 acres into ten single-family residential lots. The proposed layout is consistent with the preliminary plat.

The property was rezoned to R-P-1 – Low Density Residential Planned District in December 2017. The rezoning approval includes the following:

- a. Minimum 70 feet wide lot widths;

- b. Minimum 20 feet setback along 19<sup>th</sup> Street;
- c. No driveway access on 19<sup>th</sup> Street; and
- d. Fencing within the 20 feet setback along 19<sup>th</sup> Street is limited to black decorative fencing.

The proposed subdivision will be a maintenance-free community with a gated entrance. The Fire District requested any gate be located at least 25 feet north of the 19<sup>th</sup> Street right-of-way line or 30 plus feet back from the back of 19<sup>th</sup> Street, allowing room for a vehicle to wait for the gate to open.

Kathy Barger said the plans show Lot 1 with no driveway on 19<sup>th</sup> Street and she thought that should extend to Lot 10 also.

Doyle Riley asked if we would widen 19<sup>th</sup> Street would that encroach onto Lots 1 and 10. Staff said the widening will be to the South side of 19<sup>th</sup> Street so these lots will be fine.

A motion was made by Doyle Riley and seconded by Kent Porter to recommend to the Board of Aldermen to approve the application from Travis Hedrick Construction for Falcon Hill Villas Final Plat, proposing to subdivide 3.47 acres into ten single-family residential lots contingent upon Staff comments. The motion carried unanimously.

**FRIES AG & TURF, 100 NORTH PLATTE CLAY WAY – NEW POLE SIGN**

Kathy Barger said there was no representation from the applicant at the meeting but if everyone was in agreement we could go ahead and act on the application. Everyone agreed to act on the application.

Staff presented an application from Fries Ag & Turf proposing to install a pole sign along I-35. The pole sign will be 24 feet tall, with a 52 square foot sign face. Along Interstate 35 the sign code allows signs up to 50 feet tall with a sign face area up to 150 square feet. All part of the sign must be located at least 5 feet from the property line.

New pole signs require Planning and Zoning Commission review of a minor site plan prior to installation of the sign.

Staff said they are requiring the removal of the temporary sign in the front yard.

A motion was made by Kent Porter and seconded by Doyle Riley to approve the application from Fries Ag & Turf proposing to install a pole sign along I-35 which will be 24 feet tall with a 52 square foot sign face contingent upon meeting all Staff comments. The motion carried unanimously.

**INFORMATIONAL ITEMS**

**HOLIDAY INN** Staff reported that the Holiday Inn has started construction.

**DAIRY QUEEN** Staff reported that Dairy Queen is under construction.

**I-35 INTERCHANGE** Staff reported that Transystems has been selected to do the design for the I-35 Interchange project.

Kent Porter asked if the land on the North side of the Interchange is all in the City. Staff said yes.

Doyle Riley asked if we anticipate some of the land along the Interchange becoming commercial. Staff said more than likely that will happen.

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

**Approved:** \_\_\_\_\_ **Attest:** \_\_\_\_\_  
**Kathy Barger, Chairman** **Darren Hiley, Secretary**