

PLANNING AND ZONING COMMISSION

August 13, 2018

The Planning and Zoning Commission, City of Kearney, Missouri, met in regular session at 6:30 P.M., August 13, 2018 at Kearney City Hall with Darren Hiley presiding. Other members present were Kyle Creeden, Chuck Davis and Doyle Riley. Kathy Barger, Kent Porter and Eric Shumate were absent. Staff members present were David Pavlich and Shirley Zimmerman.

Darren Hiley opened the meeting with the Pledge of Allegiance.

OATH OF OFFICE Shirley Zimmerman administered the Oath of Office for Chuck Davis.

CONSENT AGENDA

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

- Minutes of the July 9, 2018 meeting

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

NEW BUSINESS

ESTATES OF MARIMACK 2ND PLAT-FINAL PLAT Staff presented an application from Craig Porter, Marimack Development, for the Estates of Marimack Second Plat, Final Plat, proposing to subdivide 3.95 acres into 12 single-family residential lots with associated road right-of-way and easements.

Staff said the final plat is consistent with the amended preliminary development plan, which was approved by the Planning and Zoning in February 2014.

Darren Hiley asked if these are just larger lots or there is a green space. Staff said they are just larger lots.

Darren Hiley asked if the lot widths are okay since this is a R-P subdivision. Staff said that is correct.

A motion was made by Chuck Davis and seconded by Doyle Riley to recommend to the Board of Aldermen to approve the application from Craig Porter, Marimack Development, for the Estates of Marimack Second Plat, Final Plat, proposing to subdivide 3.95 acres into 12 single-family residential lots with associated road right-of-

ESTATES OF MARIMACK 2ND PLAT-FINAL PLAT way and easements, contingent upon meeting all Staff Comments. The motion carried unanimously.

PUBLIC HEARING

RICHEL – 606 S GROVE CUP FOR SINGLE FAMILY DWELLING IN C

Staff presented an application from Wayne and Sheila Rickel for approval to renew a conditional use permit allowing a structure at 606 South Grove Street to be used as a single-family dwelling. The property is zoned C-Commercial, which allows a conditional use permit “single-family dwellings either constructed originally as single-family structures or converted from structures originally intended for other purposes (e.g. duplexes).”

Staff said the 606 South Grove building was previously a single-family residence located in a different part of the City. It was moved to its current location and converted to a commercial building.

In February 2013 the Planning and Zoning Commission and Board of Aldermen approved the CUP to use as single-family dwelling for a period of five years.

The floor was opened to the public.

Jeff Fort, Fire Marshall, asked if the entire building would be residential since the basement has only an outside entrance. Staff said yes it would include the entire building.

There being no further comments from the public, the floor was closed.

Chuck Davis asked if it has been occupied by single-family previously or should the building be inspected before we renew it.

Staff said we inspected it in 2013 and it had a kitchen, bathrooms and bedrooms. There have been no changes since that time to the structure.

Doyle Riley asked if it is empty for six months then it would revert back to commercial. Staff said that is correct.

A motion was made by Doyle Riley and seconded by Kyle Creeden to recommend to the Board of Aldermen to approve the application from Wayne and Sheila Rickel for approval to renew a conditional use permit allowing a structure at 606 South Grove Street to be used as a single-family dwelling, contingent upon meeting all Staff comments. The motion carried unanimously.

DISCUSSION AND ENCLOSURES

92 HWY SIDEWALK PROJECT Staff said the plans for the East 92 Highway Sidewalk Project have been submitted to MoDOT. The bid opening will be in October with construction to start the next summer. He said they might do the drainage part of the project in the spring.

Kyle Creeden said with Dairy Queen opening kids will be walking there after school. He suggested that road crossing should be marked when you have to cross the highway to stay on the sidewalks.

HOLIDAY INN Staff said they have started on Holiday Inn and hope to have it ready to open in March 2019.

LA FUENTE There was a discussion about the fact that the doors still aren't on the trash corral at La Fuente.

ADJOURNMENT There being no further business on the agenda, a motion was made by Chuck Davis and seconded by Kyle Creeden to adjourn. The motion carried unanimously.

Approved: _____ Attest: _____
Darren Hiley, Acting Chairman