

MINUTES
 PLANNING COMMISSION
 March 24, 2022
 5:30 P.M. Regular Meeting
 Council Chambers – City Hall

	<u>Name</u>	<u>Members' Term Attendance</u> (mtgs. attended-mtgs absent)	<u>End of Current Term of Office</u>
MEMBERS PRESENT:	Bob Bucher	(40-04)	06/15/23
	Tim Doyle	(23-06)	12/14/24
	Patt Lilly	(05-00)	01/29/27
	Donna Jean Boyer	(45-05)	07/22/23
	Houston Roberts	(08-03)	08/04/24
	Tom Richmond	(04-01)	07/17/22
	Brett Hausman	(04-01)	08/05/23
	Ben Burnett	(35-14)	02/12/23
	Allison Tschannen	(20-14)	07/15/24

MEMBERS ABSENT: None

STAFF PRESENT: Zack Martin, City Planner
 Ted Elo, Assistant City Attorney
 Brady McKinley, Assistant Director, Public Works
 Rebecca Shipp, Executive Administrative Assistance

Call to Order –Tschannen called the meeting to order at 5:30pm.

Tschannen read the rules of conduct.

ROLL CALL: Roberts-present, Tschannen-present, Richmond – present, Burnett-present, Bucher-present, Doyle-present, Lilly – present, Hausman – present, Boyer-present. Quorum is present. Five members constitute a quorum.

Doyle made a motion to approve the minutes of the February 24, 2022 meeting. Burnett seconded.

VOTE: Roberts-yes, Tschannen – yes, Richmond – yes, Burnett – yes, Bucher-yes, Doyle – yes, Lilly – yes, Hausman -yes, Boyer -yes.
 Ayes – 9, Nays – 0, Abstain – 0 Minutes approved.

Martin informed Commission item #6 was going to be postponed to a later date to allow for additional edits and corrections.

OLD BUSINESS

None

NEW BUSINESS

ITEM #1 Zoning District Change – A request for approval of a change of zoning from C-3 Commercial District to M-1 Light Manufacturing District for property located at 4006 S 40th Terrace as requested by Raymond Sisson on behalf of Connie Burri.
Zoning District Changes move on to City Council
Staff recommendation: approval

Martin gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Tschannen opened the item for public comment.

No one spoke in favor of the item.

No one spoke in opposition to the item.

Tschannen closed the item for public comment.

Hausman made a motion to approve the item. Boyer seconded.

VOTE: Roberts-yes, Tschannen – yes, Richmond – yes, Burtnett – yes, Bucher-yes, Doyle – yes, Lilly – yes, Hausman -yes, Boyer -yes.
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.

ITEM #2 Major Subdivision – A request for approval of a preliminary plat for a major subdivision entitled Weeping Willows Trailer Court located at 208 Dogwood and 3517 N Second Street Road, as requested by Steven Rigby.
Major subdivisions are forwarded to the City Council.
Staff recommendation: approval

Martin gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Tschannen opened the item for public comment.

Mark Hawkins-38995 W 92nd, Richmond, MO, surveyor on the application- spoke in favor of the item.

No one spoke in opposition to the item.

Tschannen closed the item for public comment.

Burnett made a motion to approve the item. Lilly seconded.

**VOTE: Roberts-yes, Tschannen – yes, Richmond – yes, Burnett – yes, Bucher-yes, Doyle – yes, Lilly – yes, Hausman -yes, Boyer -yes.
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

ITEM #3 Authorization to enter into a Subdivision Improvement Agreement - Approval of an application to waive the requirement of Section 26-70(a) and permit the applicant to enter into a subdivision improvement agreement for Weeping Willows Trailer Court as provided in Section 26-71(a).

Approved or denied by the Planning Commission

Staff recommendation: approval

Martin gave the staff report.

Tschannen opened the item for public comment.

No one spoke in favor of the item.

No one spoke in opposition to the item.

Jeanette Gillette-108 Dogwood, asked for clarification of the application.

Tschannen closed the item for public comment.

Discussion was held between Commissioners and staff regarding the item.

Boyer made a motion to approve the item. Bucher seconded.

**VOTE: Roberts-yes, Tschannen – yes, Richmond – yes, Burnett – yes, Bucher-yes, Doyle – yes, Lilly – yes, Hausman -yes, Boyer -yes.
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

ITEM #4 Major Subdivision – A request for approval of a preliminary plat for a major subdivision entitled Gene Field Road Subdivision located at 4820 Gene Field Road and parcel #06-1.0-01-001-000-003.001, as requested by Peter Smith on behalf of Central Christian Church.

Major subdivisions are forwarded to the City Council.

Staff recommendation: approval

Martin gave the staff report.

Tschannen opened the item for public comment.

Peter Smith – 9668 SE 40th Road spoke in favor of the item.

Greg Woods – 2714 Bishop Road, spoke in opposition to the item.

Sharon Colgan -1910 Wayne Dr –on behalf of her mother (present in audience), spoke in opposition to the item.

Sara Kraft -4517 Gene Field Road, spoke in opposition to the item.

Dustin Crist -4809 Gene Field Road, spoke in opposition to the item.

Greg Woods – 2714 Bishop Road, spoke a second time in opposition to the item.

Tschannen closed the item for public comment.

Discussion was held between Commissioners and staff regarding the item.

Doyle made a motion to approve the item. Bucher seconded.

**VOTE: Roberts-yes, Tschannen – yes, Richmond – yes, Burtnett – yes, Bucher-yes, Doyle – yes, Lilly – yes, Hausman -yes, Boyer -yes.
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

ITEM #5 Authorization to enter into a Subdivision Improvement Agreement - Approval of an application to waive the requirement of Section 26-70(a) and permit the applicant to enter into a subdivision improvement agreement for Gene Field Road Subdivision as provided in Section 26-71(a).

Approved or denied by the Planning Commission

Staff recommendation: approval

Martin gave the staff report.

Tschannen opened the item for public comment.

No one spoke in favor of the item.

No one spoke in opposition to the item.

Tschannen closed the item for public comment.

Roberts made a motion to approve the item. Hausman seconded.

**VOTE: Roberts-yes, Tschannen – yes, Richmond – yes, Burtnett – yes, Bucher-yes, Doyle – yes, Lilly – yes, Hausman -yes, Boyer -yes.
Ayes – 9, Nays – 0, Abstain – 0 Motion approved.**

Martin gave a preview of next month's meeting.

The Planning Commission meeting in May will be moved up one week. Meeting will be held May 19, 2022.

The meeting adjourned at 6:12 pm.

Minutes respectfully submitted,

Rebecca Shipp

cc: Paula Heyde, City Clerk
Planning Commission Members
Bryan Carter, City Manager
Clint Thompson, Planning & CD Director
Ted Elo, Assistant City Attorney
Brady McKinley, Public Works Assistant Director
Mark Townsend, Technology Associate Director