

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:04 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on January 4, 2022 and was called to order by Acting President of the Board Marc Sportsman. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Tina Welch - *via videoconference*
Ward 1 Alderman Philip Wassmer - *via videoconference*
Ward 2 Alderman Dave Rittman
Ward 2 Alderman Brian T. Whitley - *via videoconference*
Ward 3 Alderman Douglas Wylie
Ward 4 Alderman Marc Sportsman
Ward 4 Alderman Greg Plumb - *via videoconference*

Absent:

Mayor Nan Johnston
Ward 3 Alderman Robert Lock

A quorum of the Board of Aldermen was present.

The following staff was also present:

Joe Parente, City Administrator (via videoconference)
Kevin Chrisman, Police Chief (via videoconference)
Alysen Abel, Public Works Director
Stephen Lachky, Community Development Director (via videoconference)
Matthew Chapman, Finance/Human Resources Director (via videoconference)
Chris Ashley, Public Works Project Manager (via videoconference)
Jeffery Rhodes, Assistant to the City Administrator (via videoconference)
Chris Williams, City Attorney (via videoconference)

Mayor Johnston led the Board in the Pledge of Allegiance to the Flag of the United States of America.

2. CITIZEN INPUT

A. Present Good Citizen Awards to Warren and Kristin Crouse

Acting President of the Board Sportsman stated that the Good Citizen awards would be presented at a future meeting.

Sportsman said that the City lost a valuable and significant contributor to City's success with the passing of long-time employee Alan Schank on December 29, 2021.

3. CONSENT AGENDA

- A. Approve the minutes for the December 21, 2021, regular meeting
- B. Approve accounts payable from December 16 to December 29, 2021

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE THE CONSENT AGENDA AND RECOMMENDED MOTIONS, AS PRESENTED.

RESULT: MOTION PASSED 7-0.

4. ACTION AGENDA

A. Approve the first reading of an ordinance to implement a three percent rate increase for the sewer utility

Public Works Director Alysén Abel said that the Sewer Fund was reviewed annually during the budget work sessions that included the sewer allocation. A rate increase of three percent was proposed to cover planned expenses in 2022, including paying for the debt service and maintaining 90 days of operating expenses. She noted a public hearing and the second reading would be held on February 15.

Discussion focused on the studies planned in 2022 and monitoring actual staff time spent on sewer-related activities that would be built into the sewer allocation model to determine if the estimates provided were the same or needed to be adjusted.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3172, AN ORDINANCE AMENDING SECTION 703.040 OF THE PARKVILLE MUNICIPAL CODE IMPLEMENTING A THREE PERCENT INCREASE TO THE SEWER BASE CHARGE, SEWER USAGE CHARGE AND SURCHARGE FOR CUSTOMERS OF THE PARKVILLE SEWER SYSTEM, ON FIRST READING AND POSTPONE THE SECOND READING TO FEBRUARY 15, 2022.

RESULT: MOTION PASSED 7-0.

Alderman Rittman stated that the proposed rate increase would not cover the inflation rate, which was 6.6 percent.

B. Approve the first reading of an ordinance to extend the city limits by voluntary annexation to include described real estate in unincorporated Platte County, generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive - Case No. PZ 2021-49; Todd Kobayashi, Platte Land Partners, LLC, applicant

Community Development Director Stephen Lachky presented the items related to Platte 38; presentation attached as Exhibit A. He stated that Platte 38 was a 39 acre property located in unincorporated Platte County. The preliminary development plan was discussed by the Planning and Zoning Commission at four meetings in 2021. The original application proposed single four-story condominium buildings and 21 lots for duplexes. On September 7, 2021, the Board of Aldermen voted to return the application to the developer to make

revisions. Lachky said the developer made the following changes: removed the condominium concept, changed zoning to R-4 and R-2 and revised it to 63 units, which was 60 percent less dense than the prior version.

Todd Kobayashi; applicant, provided an overview of the revised Platte 38, presentation attached as Exhibit B. He said the revisions closely adhered to the Parkville 2040 Master Plan and Building Code, was not a senior development but he felt Parkville would have a need for it and that two homes would be impacted by the development.

Discussion focused on emergency access on the east side of the development, the price point for the duplexes and single-family homes, access to the development for snow removal, tree removal and what would happen if the developer moved the pool from the proposed location. Lachky responded that the Board could make a condition of approval that the pool amenity could not be located on lots 21, 24, 25 and 26.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3173, AN ORDINANCE EXTENDING THE LIMITS OF THE CITY OF PARKVILLE BY VOLUNTARY ANNEXATION TO INCLUDE DESCRIBED REAL ESTATE IN UNINCORPORATED PLATTE COUNTY, MISSOURI, GENERALLY LOCATED TO THE NORTH OF WALNUT CREEK ACRES NO. 4 SUBDIVISION, TO THE SOUTH OF THE DEUCE AT THE NATIONAL GOLF CLUB OF KANSAS CITY, AND TO THE WEST OF THE NATIONAL 7TH SUBDIVISION BETWEEN N. CROOKED ROAD AND S. NATIONAL DRIVE - PLATTE COUNTY PARCEL NO. 20-8.0-27-100-002-006.000 (39.50 ACRES, MORE OR LESS), ON FIRST READING AND POSTPONE THE SECOND READING TO JANUARY 18, 2022.

RESULT: MOTION PASSED 7-0.

- C. Approve the first reading of an ordinance for an application to rezone an approximate 39.50 acre parcel of land, generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive from Platte County "RMD" Residential Multiple Dwelling and "R-7" Single-Family High Density to Parkville City "R-4" Mixed-Density Residential and "R-2" Single-Family Residential - Case No. PZ 2021-13; Todd Kobayashi, Genesis Companies, applicant

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3174, AN ORDINANCE REZONING A PARCEL OF LAND (39.50 ACRES, MORE OR LESS), GENERALLY LOCATED TO THE NORTH OF WALNUT CREEK ACRES NO. 4 SUBDIVISION, TO THE SOUTH OF THE DEUCE AT THE NATIONAL GOLF CLUB OF KANSAS CITY, AND TO THE WEST OF THE NATIONAL 7TH

SUBDIVISION BETWEEN N. CROOKED ROAD AND S. NATIONAL DRIVE IN UNINCORPORATED PLATTE COUNTY, MISSOURI FROM PLATTE COUNTY "RMD" RESIDENTIAL MULTIPLE DWELLING AND "R-7" SINGLE-FAMILY HIGH DENSITY TO PARKVILLE CITY "R-4" MIXED-DENSITY RESIDENTIAL AND "R-2" SINGLE-FAMILY RESIDENTIAL, ON FIRST READING AND POSTPONE THE SECOND READING TO JANUARY 18, 2022.

RESULT: MOTION PASSED 7-0.

- D. Approve the first reading of an ordinance to approve Platte 38 Final Plat, a residential development consisting of 27 lots for duplexes and nine lots for detached homes with access off of N. Crooked Road, generally located to the north of Walnut Creek Acres No. 4 subdivision, to the south of The Deuce at The National Golf Club of Kansas City, and to the west of The National 7th subdivision between N. Crooked Road and S. National Drive in unincorporated Platte County - Case No. PZ 2021-49; Todd Kobayashi, Genesis Companies, applicant**

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3175, AN ORDINANCE APPROVING THE FINAL PLAT, PLATTE 38, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI, WITH THE ADDITIONAL CONDITION THAT THE POOL WILL NOT BE BUILT ON LOTS 21, 24, 25 AND 26, ON FIRST READING AND POSTPONE THE SECOND READING TO JANUARY 18, 2022.

RESULT: MOTION PASSED 7-0.

- E. Approve the first reading of an ordinance to extend the city limits by voluntary annexation for Village on the Green, generally located south of Highway 45 and east of South National Drive - Case No. PZ 2021-53; Hoefer Welker, LLC, applicant**

Community Development Planner Brad Stanton presented the items related to Village on the Green; presentation attached as Exhibit C. He said that the Board of Aldermen approved the preliminary development plan on November 16, 2021, for a residential development with 207 residential units and 30 townhome or cluster townhome buildings. A condition of approval for the final development plan was the annexation of seven parcels on Lake Crest Lane.

In regards to the rezoning application, Stanton said that 13 parcels would be rezoned; the future land use map in the Parkville 2040 Master Plan projected the eastern portion as high density residential and the west as residential and there would be a buffer between the development and Bell Road Industrial Park.

The third application was a request to vacate right-of-way that would be used for a utility easement.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3176, AN ORDINANCE **EXTENDING THE LIMITS OF THE CITY OF PARKVILLE BY VOLUNTARY ANNEXATION TO INCLUDE DESCRIBED REAL ESTATE IN UNINCORPORATED PLATTE COUNTY, MISSOURI, GENERALLY LOCATED SOUTH OF HIGHWAY 45 AND EAST OF S. NATIONAL DRIVE**, ON FIRST READING AND POSTPONE THE SECOND READING TO JANUARY 18, 2022.

RESULT: MOTION PASSED 7-0.

- F. Approve the first reading of an ordinance to rezone Village on the Green, a planned residential development generally located south of Highway 45 and east of S. National Drive - Case No. PZ 2021-53; Hoefer Welker, LLC, applicant

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3177, AN ORDINANCE **REZONING FOURTEEN PARCELS FROM PLATTE COUNTY "CH" HIGHWAY COMMERCIAL, PLATTE COUNTY "R25" SINGLE-FAMILY LARGE LOT, CITY "B-4-P" PLANNED BUSINESS DISTRICT, AND CITY "R-5" MULTI-FAMILY RESIDENTIAL TO PARKVILLE CITY "R-5-P" PLANNED MULTI-FAMILY RESIDENTIAL**, ON FIRST READING AND POSTPONE THE SECOND READING TO JANUARY 18, 2022.

RESULT: MOTION PASSED 6-1 (WHITLEY OPPOSED).

- G. Approve the first reading of an ordinance to vacate NW Lake Crest Lane south of Highway 45 - Case No. VC21-01; Hoefer Welker, LLC, applicant

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3178, AN ORDINANCE **VACATING NW LAKE CREST LANE**, ON FIRST READING AND POSTPONE THE SECOND READING TO JANUARY 18, 2021.

RESULT: MOTION PASSED 7-0.

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. City Hall Closed January 17 - Martin Luther King Jr. Day

Finance/Human Resources Director Matthew Chapman said that City Hall would be closed on January 17 in observance of Martin Luther King, Jr. Day.

6. MAYOR, BOARD OF ALDERMEN & COMMITTEE REPORTS & MISCELLANEOUS ITEMS

Alderman Sportsman said that there were difficult snow conditions during the first snowfall and Public Works Director Alysén Abel responded that because of the drop in temperatures it was hard for the salt to activate properly, which made it difficult for crews to clear the snow. She added that residents should not park in the streets and the cul-de-sacs were a third tier priority and crews would take an initial pass and return as time permitted to clear them.

Alderman Whitley requested that staff look into the following: online dashboard for open records requests, live streaming all City meetings, providing aldermen with City-issued cell phones and providing City e-mail accounts to all appointed members to City boards and Commissions. City Administrator Joe Parente said that staff would look into his requests.

Alderman Wassmer encouraged everyone to be safe during the pandemic.

Public Works Director Alysén Abel said the Platte Landing Park survey would be open until midnight on January 14 and approximately 700 surveys had been received.

7. ADJOURN

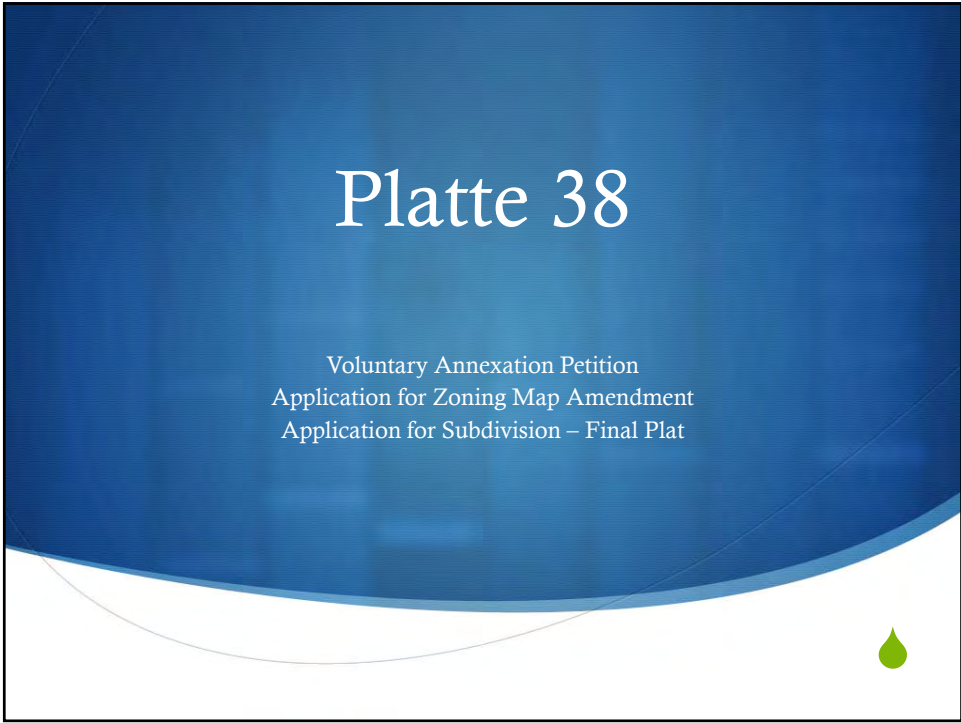
Acting President of the Board Sportsman declared the meeting adjourned at 8:38 p.m.

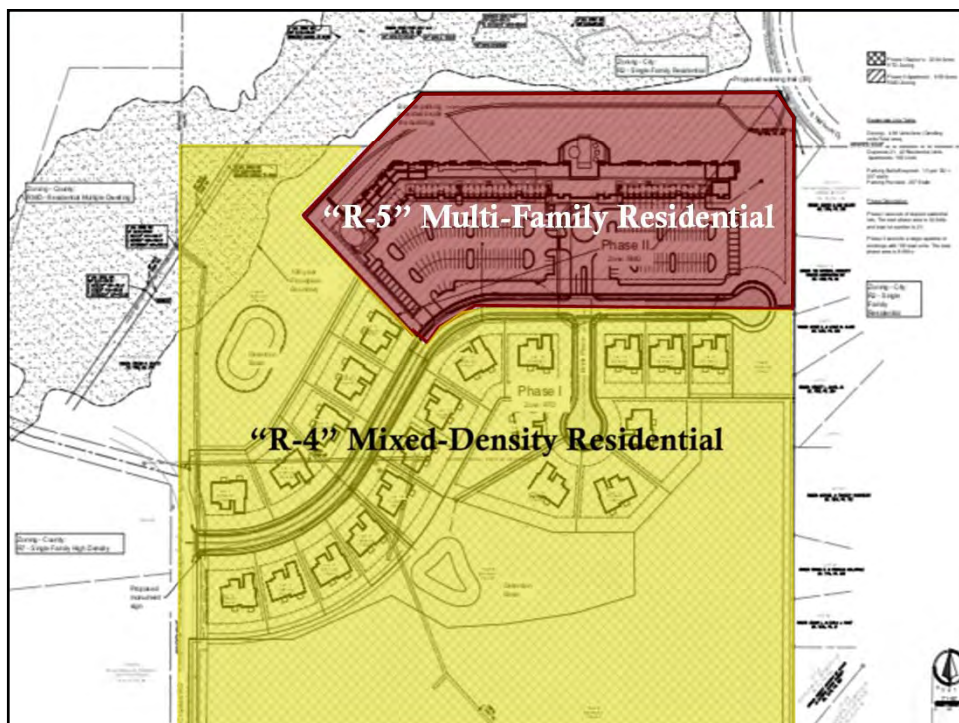
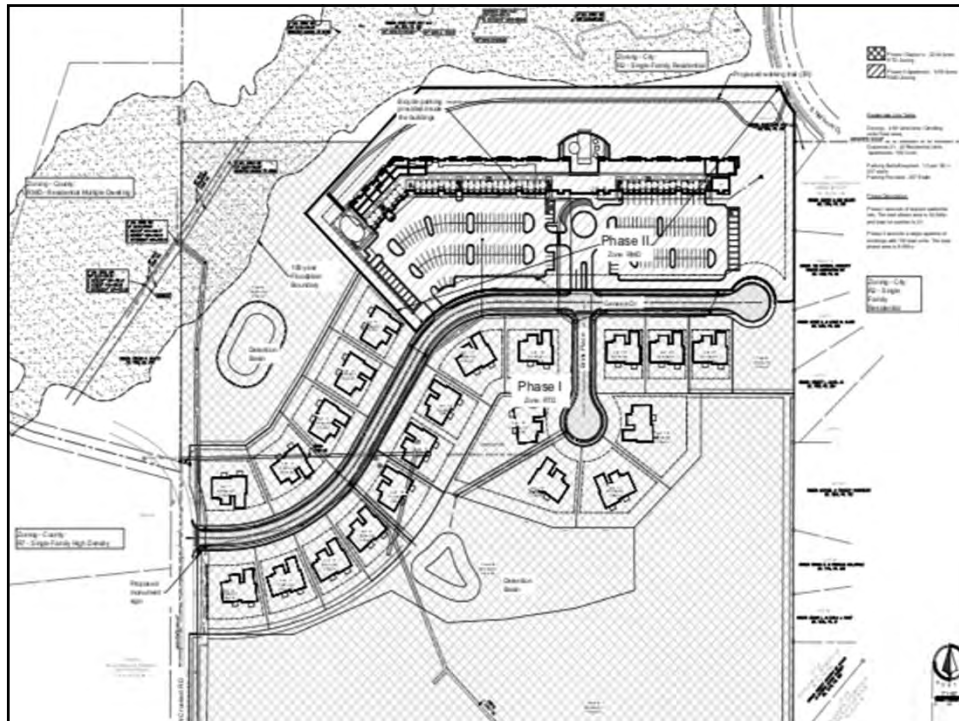
The minutes for January 4, 2022, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the eighteenth day of January 2022.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney







Perspective Visual



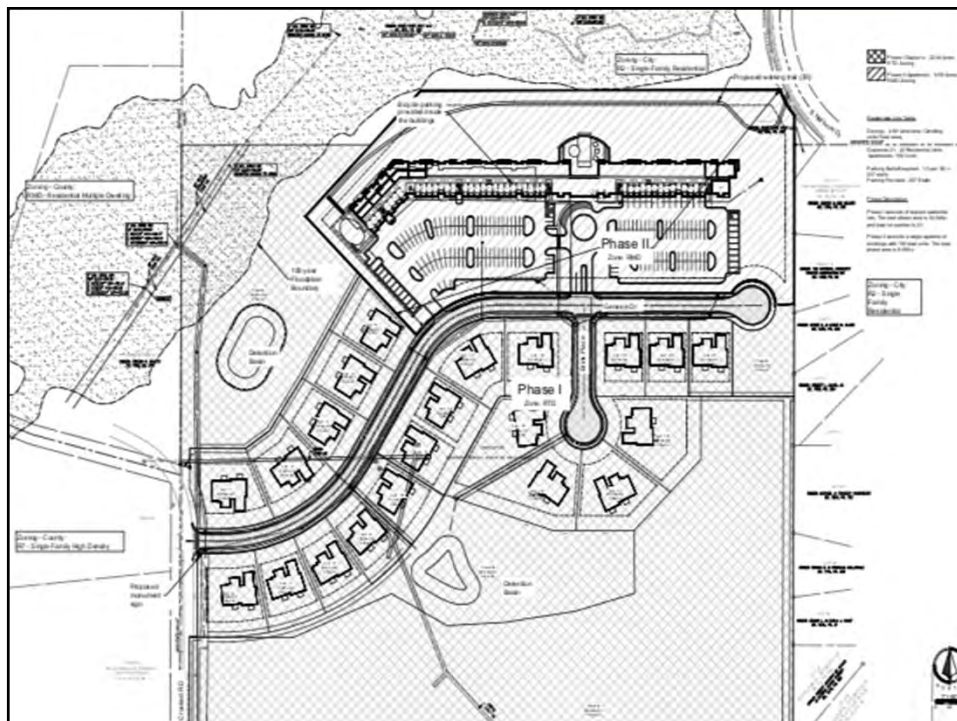
Board of Aldermen Action

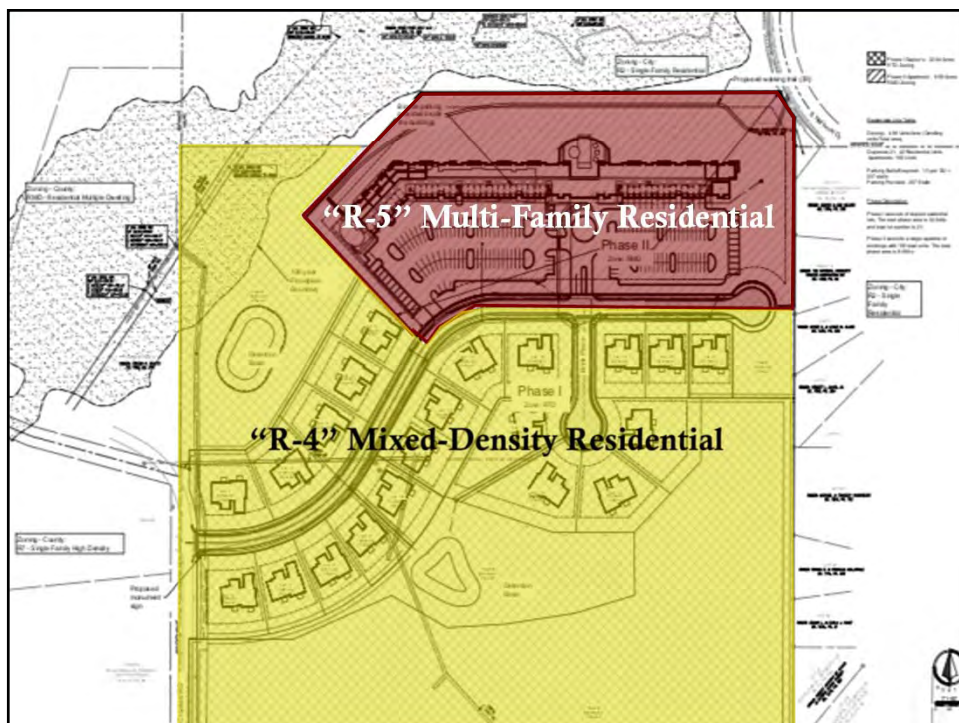
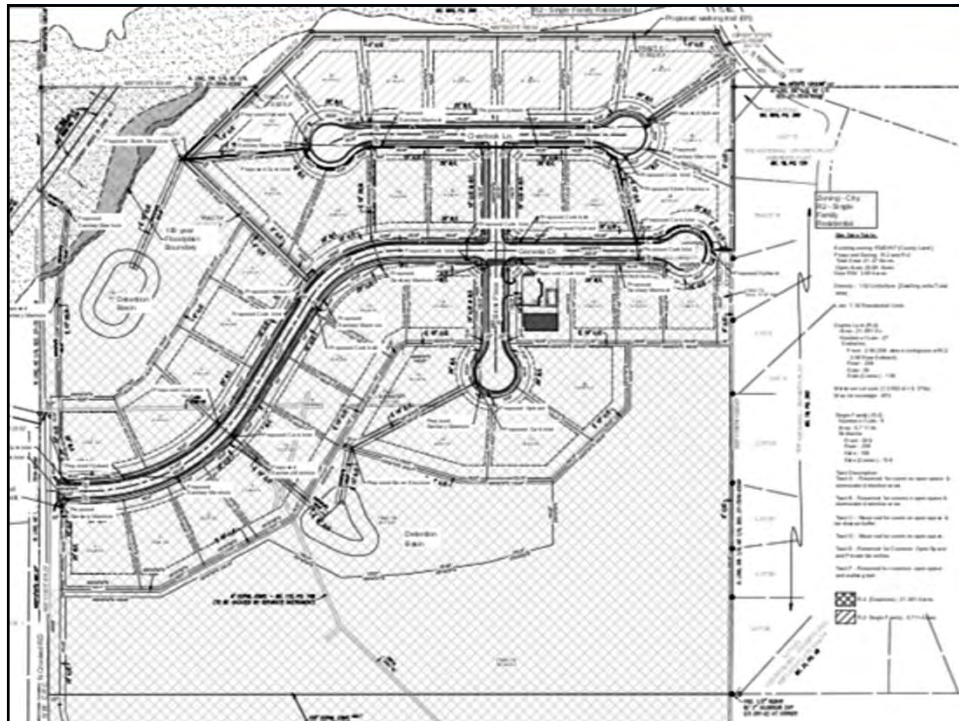
September 7, 2021

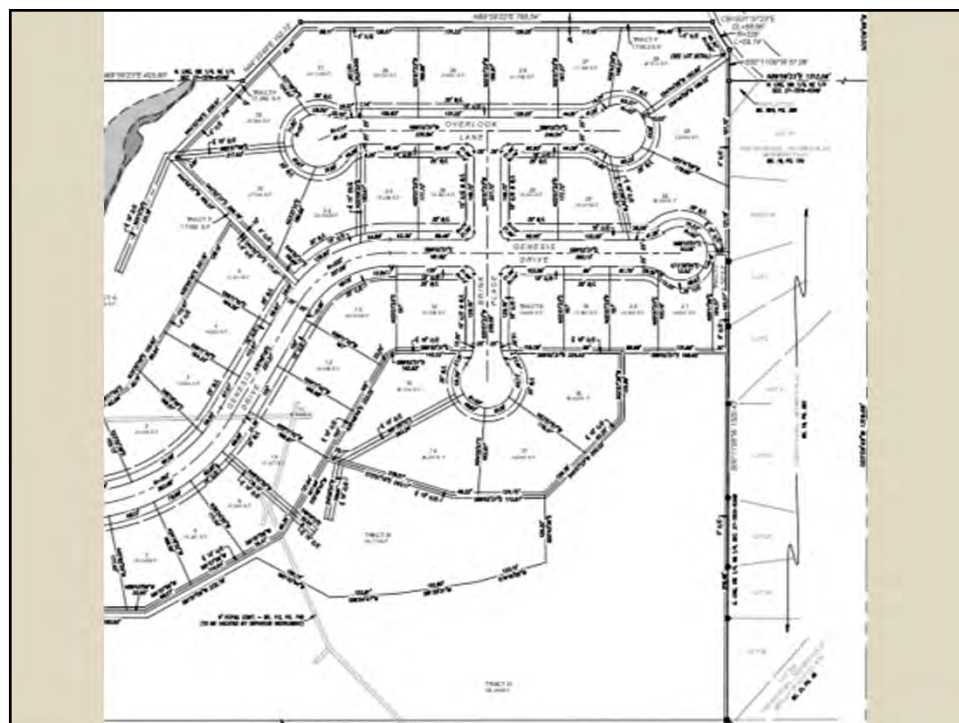
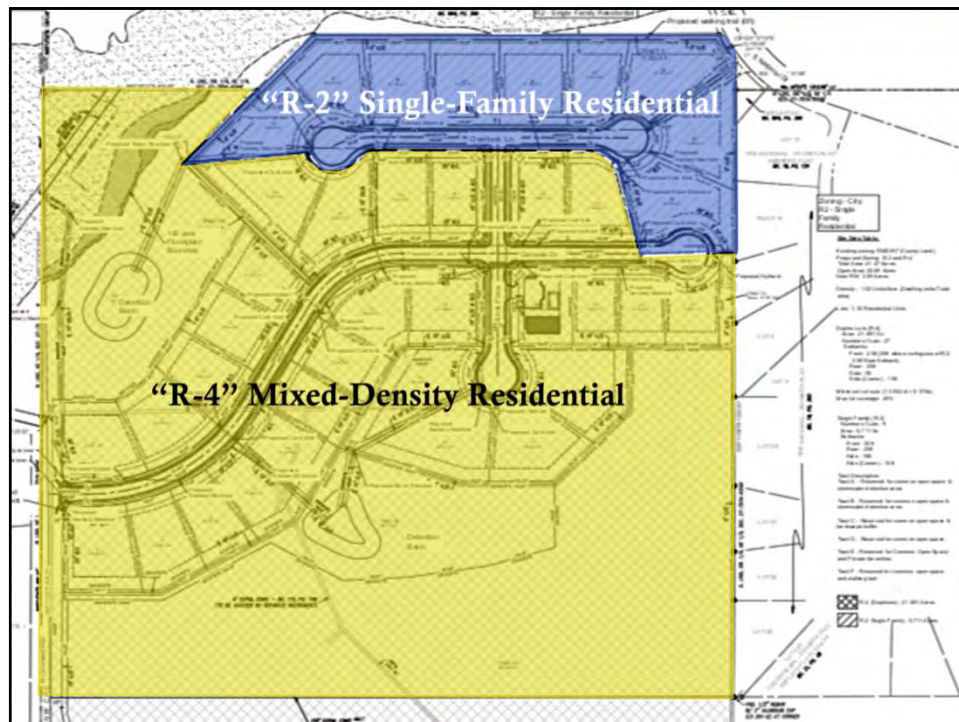
- ◆ Voted 5-3 to return applications to the Planning and Zoning Commission at their December 14, 2021 regular meeting.
- ◆ Provides applicant opportunity to address comments made at the numerous public hearings, as well as those by the Planning and Zoning Commission.
- ◆ Allows the applicant enough time to make necessary revisions to their plans.

Planning and Zoning Commission comments

- ◆ Compliance with the Low-Density future land use projection in the *Parkville 2040 Master Plan*
- ◆ Reducing the overall density of the development
- ◆ Reducing the height/scale of the condominium building
- ◆ Increasing buffering between the condominium building and the adjacent neighborhood in The South National.







Parkville 38 Development

Where We Started

- Initial layouts for the project had 4 larger buildings, 25 small lots, and for-rent product
- New design has 2 larger buildings and 21 duplex units for a total of 200 units, much less density
- New design no longer connects to S. National Drive and does not develop in the SE corner of the property



Neighborhood Concerns

We heard 6 main neighborhood concerns

- Potential for traffic in South National neighborhood:
- Desire for South National residents to avoid cut through traffic from Crooked Rd.
- Concern about density of the development:
- Height of the larger buildings
- Concern about homes close to the South National Drive entrance:
- Desire to avoid apartments being developed

Developer Adjustments to the Community

- Removed road access to South National Drive. Thus no thru traffic into neighborhood and no thru traffic from Crooked Rd.
- Eliminated the larger condominium building
- Greatly reduced density from 200 units to 63
- Additional parcel added, as per code, for buffer between duplex style and single family for homes on Persimmon
- Added a walking trail along the cliff by the golf course and sidewalk access to South National Drive
- Closely followed Parkville building code and consistent with Parkville Masterplan

PLATTE 38

PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 51 NORTH, RANGE 34 WEST
IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI





- Common in South National neighborhood to have homes visible in backyards
- The lots in Parkville 38 are all for sale and can be purchased by anyone including existing homeowners

Duplex Buildings

- Duplexes/Condominiums are anticipated to be of complementary quality for materials and costs as existing South National area
- Duplexes are intended to be similar to Limestone Road development
- Condominium building to have balconies and high-end interior finishes as well as attached garages
- The neighborhood will have its own amenities
 - Full Access Pool & Amenities
 - Senior oriented fitness
 - Spaces for physical therapy
 - Garages available for all product types



HOME





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Lakeside Country Club Addition

002-085.000

002-086.000

002-084.000

Bell Road Industrial Park

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002-054.000

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Bell Road Industrial Park Replat

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Townhomes at the National

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