

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 7:03 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on January 18, 2022 and was called to order by Mayor Nanette K. Johnston. 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 Robert Lock
Ward 3 Alderman Douglas Wylie - *via videoconference*
Ward 4 Alderman Marc Sportsman - *via videoconference*
Ward 4 Alderman Greg Plumb - *via videoconference*

Absent:

None

A quorum of the Board of Aldermen was present.

The following staff was also present:

Joe Parente, City Administrator
Kevin Chrisman, Police Chief (via videoconference)
Alysen Abel, Public Works Director (via videoconference)
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
Chris Williams, City Attorney

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

2. CITIZEN INPUT

A. Brett Krause regarding current events

Brett Krause, 8215 Shoreline Drive, said he was concerned about Board actions and the lack of oversight.

3. CONSENT AGENDA

- A. Approve the minutes for the January 4, 2022, regular meeting
- B. Receive and file the December Municipal Court report
- C. Receive and file the financial report for the month ending December 31, 2021
- D. Receive and file the crime statistics for January through November 2021

- E. Receive and file the December Sewer Report
- F. Appoint Michael Pearl as the Ward 1 representative to the Ethics Commission through May 2024, as recommended by the Ethics Commission
- G. Approve a temporary resort liquor license with Sunday sales for KC Cattle Company, a new business located at 110 Main Street
- H. Approve accounts payable from December 30, 2021 to January 14, 2022

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 8-0.

4. ACTION AGENDA

- A. Approve the second reading of an ordinance to accept the street and storm sewer public improvements and associated maintenance bonds for Thousand Oaks 23rd and 24th plats

Mayor Johnston stated that the first reading was presented on August 17, 2021. No additional information was presented.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3137, AN ORDINANCE ACCEPTING THE STREET AND STORM SEWER PUBLIC IMPROVEMENTS AND ASSOCIATED BONDS FOR THOUSAND OAKS 23RD AND 24TH PLATS, ON SECOND READING TO BECOME ORDINANCE NO. 3111.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

- B. Approve Resolution No. 22-001 endorsing an application for the Platte County Parks and Recreation Outreach Grant Program for lighting improvements in English Landing Park

Public Works Director Alysén Abel stated that the Community Land and Recreation Board met on January 12 to discuss options for Platte County Parks and Recreation Outreach Grant Program projects. They recommended submitting an application for grant funding to install lampposts along the trail in English Landing Park from the Waddell Bridge to the lookout near Grigsby Field. The project was estimated at \$35,000 and the grant application

requested \$15,000.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE RESOLUTION NO. 22-001 ENDORSING AN APPLICATION FOR THE PLATTE COUNTY PARKS AND RECREATION OUTREACH GRANT PROGRAM FOR THE LIGHTING IMPROVEMENTS IN ENGLISH LANDING PARK.

RESULT: MOTION PASSED 8-0.

C. **Approve Resolution No. 22-002 endorsing an application for the Platte County Parks and Recreation Outreach Grant Program for the construction of a public restroom facility in downtown Parkville**

Public Works Director Alysén Abel said that the resolution was to endorse an application from the Main Street Parkville Association (MSPA) for the Platte County Parks and Recreation Outreach Grant Program for a public restroom facility to be constructed on City-owned property downtown on Main Street north of the railroad tracks. The City would be a project partner with MSPA and the Parkville Old Towne Market Community Improvement District (POTMCID). She said the City's contribution would be the value of the property and the City would retain ownership and manage the project. The POTMCID committed \$35,000 to the project and public contributions totaled \$10,000. On January 10, the Finance Committee discussed the item, including who would be responsible for long-term maintenance and operations after the restrooms were constructed. Abel added that staff estimated that cleaning would be approximately \$6,000 per year.

Discussion focused on who would be responsible for long-term maintenance, which would be determined before the grant was accepted; concerns from the POTMCID about the value of the property; security of the restrooms, the total cost of the project, prevailing wage and deeding the land to the POTMCID. Abel said that an appraisal was completed when the land was donated to the City, the estimated cost was approximately \$79,000 and staff would look into a timed lock system for security.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE RESOLUTION NO. 22-002 ENDORSING AN APPLICATION FOR THE PLATTE COUNTY PARKS AND RECREATION OUTREACH GRANT PROGRAM FOR THE CONSTRUCTION OF A PUBLIC RESTROOM FACILITY IN DOWNTOWN PARKVILLE.

RESULT: MOTION PASSED 8-0.

D. **Approve the second 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**

Mayor Johnston stated that the first reading was presented on January 5. No additional information was presented.

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 SECOND READING TO BECOME ORDINANCE NO. 3112.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

- E. Approve the second 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

Mayor Johnston stated that the first reading was presented on January 5. No additional information was presented.

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 SECOND READING TO BECOME ORDINANCE NO. 3113.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

- F. Approve the second 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

Mayor Johnston stated that the first reading was presented on January 5. No additional information was presented.

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, ON SECOND READING TO BECOME ORDINANCE NO. 3114.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

- G. Approve the second 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

Mayor Johnston stated that the first reading was presented on January 5. Community Development Director Stephen Lachky said that the applicants were unable to attend the January 5 meeting and they were invited to attend the meeting to answer questions. Doug Evan, Phelps Engineering, was in attendance and no questions were asked.

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 SECOND READING TO BECOME ORDINANCE NO. 3115.**

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

H. **Approve the second 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**

Mayor Johnston stated that the first reading was presented on January 5. No additional information was presented.

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 SECOND READING TO BECOME ORDINANCE NO. 3116.**

RESULT: MOTION PASSED 7-1.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: BRIAN T. WHITLEY

ABSTAIN: NONE

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

Mayor Johnston stated that the first reading was presented on January 5. No additional information was presented.

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 SECOND READING TO BECOME ORDINANCE NO. 3117.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, DAVE RITTMAN, BRIAN T. WHITLEY, ROBERT LOCK, DOUGLAS WYLIE, MARC SPORTSMAN, GREG PLUMB

NOES: NONE

ABSTAIN: NONE

J. **Approve the first reading of an ordinance to approve the final plat of Sanctuary At Riss Lake, a residential subdivision on approximately 16.18 acres, generally located at the southeast corner of the intersection of Route 9 and Lakeview Drive - Case No. PZ 2021-51; Don Julian, Don Julian Builders, Inc., applicant**

Community Development Director Stephen Lachky provided an overview of the final plat; presentation attached as Exhibit A. He stated that the property was originally zoned B-4 and was rezoned to R-4 in 2020. The Planning and Zoning Commission held a special workshop with the applicant who presented a multi-family concept that would rezone the property to R-5. The Commission was concerned about the R-5 zoning because the Parkville 2040 Master Plan project it as medium density, or R-4, and the postponed the item and requested that the applicant revise the plan based on their feedback.

The applicant revised the original plan to match concepts suitable for R-4 zoning. Lachky provided an overview of the changes that included duplex uses that were below the maximum height allowance. He noted that additional stormwater management was being considered.

Don Julian, applicant, provided an overview of the revised concept plan; presentation attached as Exhibit B. Doug Evan, Phelps Engineering, provided an overview of the property, noting that there were 19 lots with 38 units and a single point of access. Jeff Julian, 5404 Meadow Lake, provided an overview of the products that would be used, the square footage and the price.

Discussion focused on tree removal, the timeline for construction and when the homes could be purchased, the timeframe for approval from the Missouri Department of Natural Resources, the sewer line and connection and addressing concerns of the residents. Julian said he was willing to meet with the residents again to review the revised concepts to answer questions and address concerns.

ACTION: IT WAS MOVED BY ALDERMAN SPORTSMAN AND SECONDED BY ALDERMAN RITTMAN TO APPROVE BILL NO. 3179, AN ORDINANCE **APPROVING THE FINAL PLAT OF SANCTUARY AT RISS LAKE, A SUBDIVISION IN THE CITY OF PARKVILLE, PLATTE COUNTY, MISSOURI**, ON FIRST READING AND

POSTPONE THE SECOND READING TO FEBRUARY 1, 2022.

RESULT: MOTION PASSED 8-0.

5. STAFF UPDATES ON ACTIVITIES

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

Alderman Whitley said that the Diversity and Inclusion Commission met on January 10 to discuss and gather information about the history behind historical signs. He spoke about the snow on January 15 and issues at the left turn from Highway 45 to Riss Lake Drive. Public Works Director Alysén Abel responded that Highway 45 was the Missouri Department of Transportation's responsibility, but she dispatched City crews to address the issue. She added that MoDOT was short-staffed and she would contact them about the area.

Alderman Welch said she heard there was a meeting with the Corps of Engineers regarding the wetland project and Abel responded that the last meeting was held in early December to discuss questions from the media. Welch also asked if the results from the Platte Landing Park survey were ready and Abel responded that the survey ended on January 14 and staff had not received the final count for the number of surveys received. Abel added that a joint work session with the Community Land and Recreation Board was tentatively scheduled for February 9 for Vireo to present the findings; George Butler Associates would also be in attendance to discuss the results of the traffic study. A public meeting was also planned.

Alderman Wylie requested that the final list of candidates for the April 5 election be posted to the City's website.

Alderman Whitley asked about the status of the ward map with the streets listed and Community Development Director Stephen Lachkysaid he would follow up with staff.

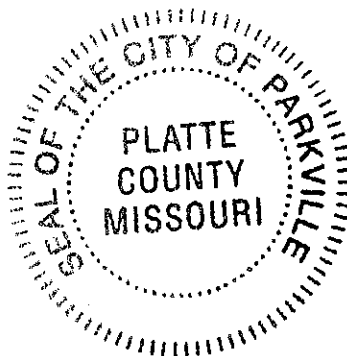
7. ADJOURN

Mayor Johnston declared the meeting adjourned at 8:55 p.m.

The minutes for January 18, 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 first day of February 2022.

Submitted by:

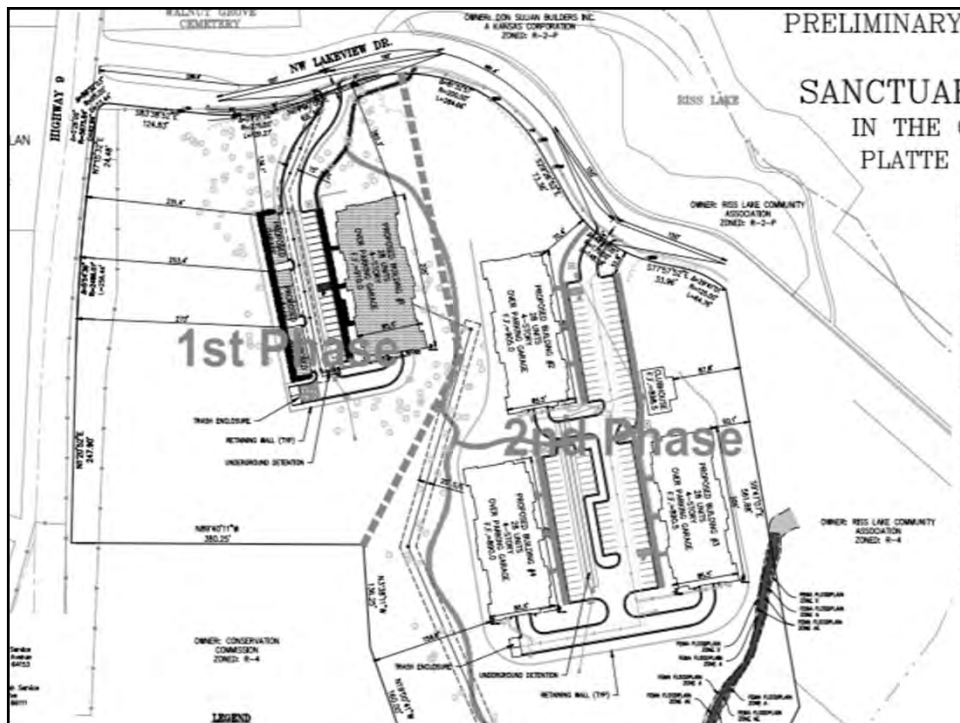
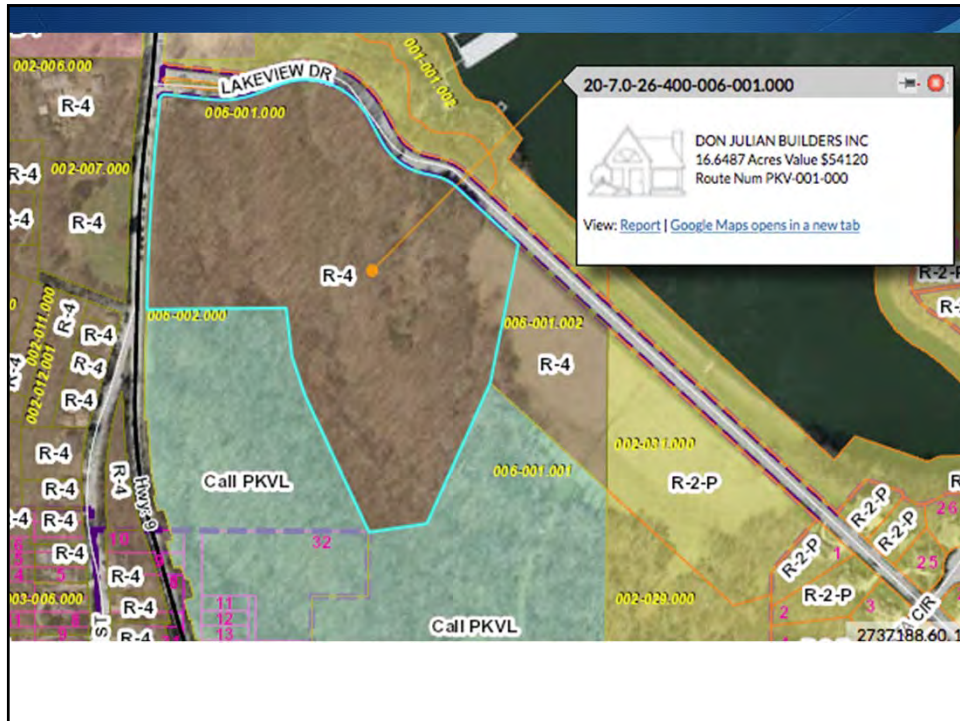
Melissa McClesney
City Clerk Melissa McClesney

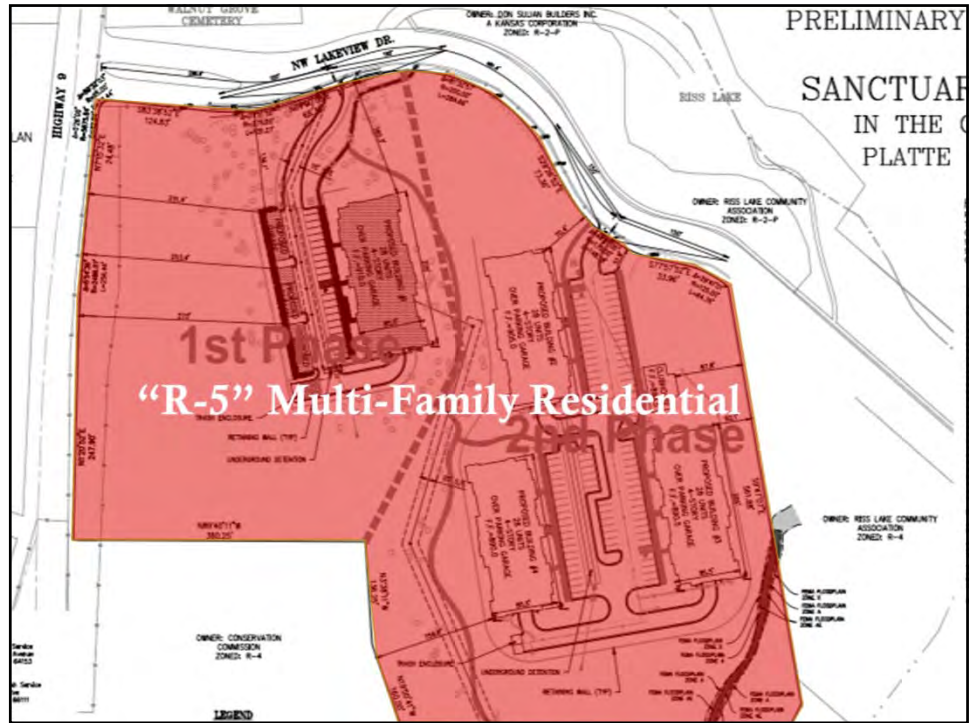


Sanctuary At Riss Lake

Application for Subdivision – Final Plat









Planning and Zoning Commission comments

- ◆ Concerns regarding up-zoning to “R-5” Multi-Family Residential.
- ◆ Concerns regarding proposed height of condominium buildings (4 stories) and retaining walls.
- ◆ Concerns regarding overall density.
- ◆ Concerns regarding two drive aisles off of Lakeview Dr.

Planning and Zoning Commission comments

- ◆ Request to maintain a 100 ft. setback from the Riss Lake Dam spillway/creek per MoDNR standards.
- ◆ Request to minimize stormwater runoff into the Parkville Nature Sanctuary.
- ◆ Request to preserve existing trees and buffer space.

