



PLANNING & ZONING COMMISSION

Regular Meeting Agenda
CITY OF PARKVILLE, MISSOURI
Tuesday, September 12, 2023 5:30 PM
City Hall Board Room

- 1. Call to Order**
- 2. Roll Call**
- 3. General Business**
 - A. Approval of the September 12, 2023, regular meeting agenda.
 - B. Approve the minutes for the August 8, 2023, regular meeting
- 4. Unfinished Business**
- 5. Public Hearing**
- 6. Regular Business**
 - A. Request for murals to be painted on walls in the downtown alleyway between Main Street and East Street
- 7. Other Business**
 - A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, September 19 and October 3 at 7:00 p.m.
 - Board of Zoning Adjustments Meeting: Tuesday, September 26 at 5:30 p.m.
 - Planning & Zoning Commission Regular Meeting: Tuesday, October 10 at 5:30 p.m.
- 8. Adjournment**

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri**
Tuesday, August 8, 2023 5:30 PM
City Hall Board Room
City Hall Board Room

1. Call to Order

Chair Wright called the meeting to order at 05:29 PM.

2. Roll Call

Commissioners Present:

Barbara Wassmer
R. Douglas Krtek
Walt Lane
Spencer Keesee
Andrew Barchers
Gareld Butler
Timothy Cahill
Jackson Kutey
Michael Wright

Absent:

A quorum of the Commission was present.

Staff Present:

Stephen Lachky, Community Development Director
Brad Stanton, Planner

3. General Business

A. Approval of the August 8, 2023, regular meeting agenda.

ACTION: R. Douglas Krtek moved to approve, Barbara Wassmer seconded. Motion Passed: 9-0.

AYES: Spencer Keesee, Barbara Wassmer, Andrew Barchers, R. Douglas Krtek, Gareld Butler, Jackson Kutey, Timothy Cahill, Walt Lane, Michael Wright

NOES: None

ABSTAIN: None

B. Approve the minutes for the May 9, 2023, regular meeting

ACTION: Spencer Keesee moved to approve, Barbara Wassmer seconded. Motion Passed: 9-0.

AYES: Spencer Keesee, Barbara Wassmer, Andrew Barchers, R. Douglas Krtek, Gareld Butler, Jackson Kutey, Timothy Cahill, Walt Lane, Michael Wright

NOES: None

ABSTAIN: None

- C. Approve the minutes for the July 11, 2023, regular meeting

ACTION: Gareld Butler moved to approve, Spencer Keesee seconded. Motion Passed: 9-0.

AYES: Spencer Keesee, Barbara Wassmer, Andrew Barchers, R. Douglas Krtek, Gareld Butler, Jackson Kutey, Timothy Cahill, Walt Lane, Michael Wright

NOES: None

ABSTAIN: None

- D. Consideration of Community Development Department Annual Budget Request

STAFF ANALYSIS & SUMMARY

Stephen Lachky, Community Development Director, stated that it is a best practice for Planning Commissions to review finances related to development including the Community Development Department Annual Budget. Mr. Lachky presented an overview of the budget request: personnel, office supplies, uniforms, on-call needs. Capitol Improvements: 2 years ago, Master Plan; last year, Bell Road Study; this year, Communities for All Ages, ADA Transition Plan, and Architectural Design Standards. He stated there were no new projects for 2024, because all three 2023 projects will carry over into 2024. Mr. Lachky stated in 2025 there is a request for a Housing Study. In 2016, the City approved an aesthetic plan for 45 Highway and at the time the Board stated it would be nice to plan for some landscaping improvements in the median. We're looking to review and update the 2016 Plan eventually.

BOARD DISCUSSION & ANALYSIS

Chair Wright inquired why the Housing Study was becoming a priority for the City. Mr. Lachky responded that it fills in a knowledge gap that the City has related to housing stock and availability. Chair Wright stated that he would prefer to enhance our Architectural Design Standards project rather than begin a new project (Housing Study). Chair Wright stated he did not want to lose track of what we've started with the Architectural Design Standards.

Commissioner Keesee asked about a Community Needs Assessment. Mr. Lachky stated that it would be possible, but is not currently planned due to other ongoing projects and staff time. Commissioner Keesee asked about whether the budget is inclusive or exclusive of grant funding. Mr. Lachky stated that it depends on whether the City has received the grant yet. He continued that our currently received grants are in the transportation budget.

Commissioner Butler asked about the Staff training plan. Mr. Lachky stated that staff goal setting occurs yearly at the annual review. Commissioner Butler wanted to ensure our training is in line with our goals.

MOTION

No action taken, feedback received.

4. Unfinished Business

- A. Approval of Section 406.010 Old Town District – OTD, Subsection E. Design and Performance Criteria for 8 East St. (Case No. URC 2023-21); *Jim Ecton, 107 Main LLC*,

Applicant. (Continued from July 11, 2023)

STAFF ANALYSIS & SUMMARY

Stephen Lachky, Community Development Director, provided a reminder and update on the item. He stated the applicant is now proposing a brick veneer along East St with a Hardie board siding on the south elevation. Mr. Lachky walked through the review criteria: materials consistent with the original building design and paint to be a historically appropriate color.

DEVELOPER'S PRESENTATION

Jim Ecton, 6122 S. National Dr., applicant, was present. Chair Wright asked about the brick on the East facade. Mr. Ecton responded that he would be veneering the brick over the existing CMU walls and wrap it around to the south facade. Chair Wright asked what would be the front door. Mr. Ecton responded the East facade. Chair Wright inquired about the proposed garage door. Mr. Ecton stated that it can be just glass or a garage door, but there is a curb that prevents driving into it. Chair Wright asked about the 4 foot gap on the west side of the south facade. Mr. Ecton responded it was a passageway from the alley to the parking lot.

QUESTIONS & CLARIFICATIONS

Commissioner Krtek asked if the downtown board had any comments on the proposal. Mr. Lachky stated that we hadn't reached out to them for this item, however, in the past they've been supportive of improvements to downtown facades. Commissioner Lane stated he felt the applicant improved the proposal between meetings. Commissioners Butler, Keesee, Cahill, and Krtek concurred. Commissioner Krtek stated that he felt we should notify the CID this was approved.

MOTION

ACTION: Walt Lane moved to approve, R. Douglas Krtek seconded. Motion Passed: 9-0.

AYES: Spencer Keesee, Barbara Wassmer, Andrew Barchers, R. Douglas Krtek, Gareld Butler, Jackson Kutey, Timothy Cahill, Walt Lane, Michael Wright

NOES: None

ABSTAIN: None

5. Public Hearing

6. Regular Business

- A. A Request for a one-year extension to the approval of a Major Site Plan for VFW At The National. (Case No. PZ 2021-23); *Dale Brouk, Applicant.*

STAFF ANALYSIS & SUMMARY

Mr. Lachky presented an overview of the request. He stated in August 2021, the P&Z approved a Major Site Plan for VFW At The National. Construction permits must be submitted within 2 years of Major Site Plan approval. The applicant is requesting a one-year extension for the Major Site Plan approval.

DEVELOPER'S PRESENTATION

Dale Brouk, 11725 Ballymore Ct, applicant, stated that they know the cost of the project and they are currently fundraising.

QUESTIONS & CLARIFICATIONS

Chair Wright has concerns regarding the aesthetics. Mr. Brouk stated that this building could be approved in the National's standards. Commissioner Keesee inquired about signage. Mr. Brouk responded there would be a monument sign along 45 Highway and flag poles outside.

MOTION

ACTION: Spencer Keesee moved to approve, Andrew Barchers seconded. Motion Passed: 8-1.

AYES: Spencer Keesee, Barbara Wassmer, Andrew Barchers, R. Douglas Krtek, Gareld Butler, Jackson Kutey, Timothy Cahill, Walt Lane

NOES: Michael Wright

ABSTAIN: None

- B. An Application for Subdivision - Final Plat for Park Hill Elementary School No. 12, with one (1) lot and one (1) tract on 29.02 acres, more or less, generally located at the southwest corner of NW Brush Creek Pkwy and Jessica St. (Case No. PZ23-08C); *Hollis + Miller Architects, Applicant.*

STAFF ANALYSIS & SUMMARY

Brad Stanton, Planner, provided an overview of the project. He stated that the proposed final plat was in substantial compliance with the preliminary plat submitted with the preliminary development plan for Park Hill Elementary School No. 12.

MOTION

ACTION: Barbara Wassmer moved to approve, Andrew Barchers seconded. Motion Passed: 9-0.

AYES: Spencer Keesee, Barbara Wassmer, Andrew Barchers, R. Douglas Krtek, Gareld Butler, Jackson Kutey, Timothy Cahill, Walt Lane, Michael Wright

NOES: None

ABSTAIN: None

7. Other Business

- A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, August 29 and September 5 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: TBD
- Planning & Zoning Commission Regular Meeting: Tuesday, September 12 at 5:30 p.m.

8. Adjournment

Chairman Wright called further discussion. Seeing none, he called for a motion to adjourn.

Submitted by:

Stephen Lachky, AICP
Community Development Director

Date

Brad Stanton
Planner

Date

Staff Analysis

<u>Agenda Item:</u>	6.A
<u>Proposal:</u>	Request for murals to be painted on walls in the downtown alleyway between Main St. and East St.
<u>Staff Recommendation:</u>	Approval
<u>Case No:</u>	PZ 2023-25
<u>Applicant:</u>	The American Legion (11 Main St.) The Alley Beautification Team Main Street Parkville Association (MSPA)
<u>Exhibits:</u>	A. This Staff Analysis B. Application E-mail Correspondence – The Alley Beautification Team C. Imagery of existing murals in the “OTD” Old Town District D. Imagery of proposed murals in the downtown alleyway 1. Pierce “Color and Composition Studies” 2. Pierce “Revision Final” 3. Gayle Stockwell “Prelim #4” 4. Soldier Silhouette (The American Legion, 11 Main St.) E. Examples of Military Murals F. Summary of Recommendation from Main Street Parkville Association (MSPA) G. Additional exhibits as may be presented during the meeting
<u>By Reference:</u>	A. Parkville Municipal Code, Title IV – Development Code in its entirety (https://parkvillemo.gov/download/Ord2884.pdf) 1. Section 402.010 Definitions 2. Section 406.010 Old Town District - OTD B. Parkville Master Plan (http://parkvillemo.gov/departments/community-development-department/master-plan/) C. Vision Downtown Parkville (http://parkvillemo.gov/download/VisionDowntownParkville.pdf) D. Ordinance No. 2960 – Amending Municipal Code sections 402.010 and 406.010 to add provisions for murals

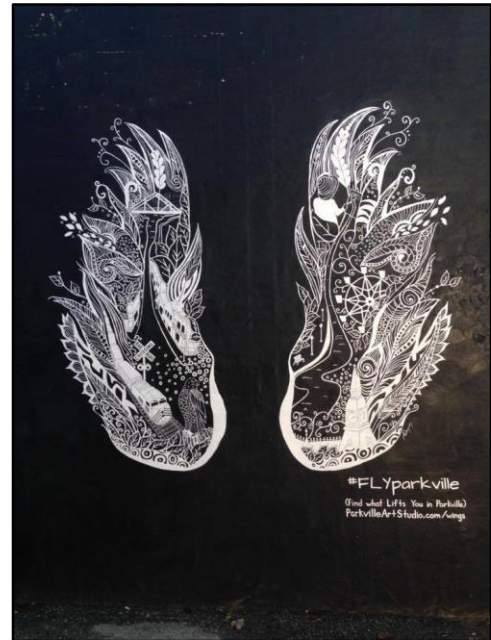
Background

It's common for murals to be painted on buildings and walls throughout the City's "OTD" Old Town District, as they're painted at the request of downtown property owners, merchants, and the Main Street Parkville Association (MSPA). Below are examples of two murals in downtown Parkville that have been painted on the sides of buildings — the American flag on the side of the American Legion building (11 Main St.), as well as the wings mural by artist Tricia Szasz on the side of Old Town Sweets & Antiques building (7 Main St.).

- **Mural** – Any painting, fresco, decoration, mosaic or similar art form intended for décor/commemoration applied to a wall, fence or structure.



View of 11 Main St.



View of side of 7 Main St.

Due to demand and strong support from MSPA, downtown merchants and property owners, the Board of Aldermen approved Ordinance No. 2960 on August 4, 2018 which amended the Parkville Municipal Code to add provisions for murals regulating their allowance and approval.

The amendment to the Development Code allows murals to be painted on walls, fences or structures within the “OTD”, provided the design is permitted by the property owner, presented to MSPA for a recommendation by their Officers (approval, denial or no recommendation) along with an explanation of said recommendation, and then approved by the Planning and Zoning Commission. The following provisions also apply:

1. *Murals deemed advertising signs, billboards or graffiti are not encouraged.*
2. *Murals shall not imitate or appear to imitate any official traffic sign or device which appears to regulate or direct the movement of traffic or which interferes with the proper operation of any traffic sign or signal, or which obstructs or physically interferes with a motor vehicle operator’s view of approaching, merging, or intersecting traffic.*
3. *Murals shall not contain vulgar, obscene or offensive material, including offensive material of a sexual nature. This includes material that when taken as a whole (1) applying contemporary community standards, its predominant appeal is to prurient interest in sex; and (2) the average person, applying contemporary community standards, would find the material depicts or describes sexual conduct in a patently offensive way; and (3) a reasonable person would find the material lacks serious literary, artistic, political or scientific value.*
4. *Murals shall be kept in good condition and preserved in the manner in which they were originally created.*

Overview

City staff recently received four (4) mural proposals from property owners and organizations in downtown Parkville. Application correspondence is included as Exhibit B., the proposed murals are attached as Exhibits D.1-D.4., and a summary of a recommendation from the Main Street Parkville Association (MSPA) is included as Exhibit F.

Staff Conclusion and Recommendation

Based on the proposed mural designs submitted, staff does not deem them to be advertising signs, billboards or graffiti; the proposed murals do not imitate or appear to imitate any official traffic sign or device which regulates traffic; and are not vulgar, obscene or offensive, including offensive material of a sexual nature. It should be noted that the recommendation contained in this report is made without knowledge of any facts and testimony which may be presented during the regular meeting, and that the conclusions herein are subject to change as a result of any additional information that may be presented.

Necessary Action

Following consideration of the applicant's request, supporting information, associated exhibits, factors discussed above and any testimony presented during the meeting, the Planning and Zoning Commission should recommend approval (with or without conditions), denial, or postpone the request for further consideration. If approved subject to conditions, the conditions should be noted for the record. Unless postponed, the Planning and Zoning Commission's action will serve as the final action.

End of Memorandum



09-08-23

Stephen Lachky, AICP, CPM, CFM
Community Development Director

Date

Hello Stephen!

Attached are the proposed murals for the Alley Beautification Project.

The two documents labeled "Pierce" should be considered together. The "color and composition studies" document shows the style and application of colors for the river and surrounding grasses. The "Revision Final" shows an edited design with the added tower and A frame bridge the group requested. The final mural will include the river, grasslands, A frame and tower.

The one document labeled, "....Prelim #4" will be much as it appears in the document. It is intended to be a more modern take on the Gayle Stockwell photo.

Please let me know if you have questions or concerns. Please don't hesitate to reach out via phone to clarify the Pierce option. 816-808-0124 - Alisha

Thank you for your time and consideration,
The Alley Beautification Team

Existing murals in the “OTD” Old Town District



View of 11 Main St.



View of side of 7 Main St.





Parkville

Missouri



FREEDOM IS NOT FREE



Examples of military murals



Vineland Military Mural – Vineland, New Jersey



Tribute to Veterans Mural – VFW Post, Pittsburgh, Pennsylvania.

Examples of military murals



House Brothers Tavern mural – Mattoon, Illinois



Veterans Mural – Shickley, Nebraska

Examples of military murals



American Legion Post 126 mural – Eastman, Georgia



"We Will Never Forget" mural – North Wildwood, New Jersey

From: Main Street Parkville <historicparkvillemainstreet@gmail.com>
Sent: Friday, September 08, 2023 1:50 PM
To: Stephen Lachky <SLachky@parkvillemo.gov>
Subject: Fwd: Alley Beautification project

To whom it may concern,

The Main Street Parkville Association board has unanimously voted to recommend to the Planning and Zoning Committee the two murals presented by the Alley Beautification team. We feel these two murals are engaging, fun and promote the feel good, entertaining atmosphere being created during this placemaking project.

Thank you.

Alisha Blackwelder | Executive Director

Main Street Parkville Association

104 Main Street | Parkville, MO 64152

ParkvilleMo.org