

1. CALL TO ORDER

A regular meeting of the Board of Aldermen was convened at 6:57 p.m. at City Hall, 8880 Clark Avenue, Parkville, Missouri on February 18, 2025, and was called to order by Mayor Dean Katerndahl. City Clerk Melissa McChesney called the roll as follows:

Present:

Ward 1 Alderman Tina Welch - *via videoconference*
Ward 1 Alderman Philip Wassmer
Ward 2 Alderman Brian T. Whitley - *via videoconference*
Ward 2 Alderman Bob Bennett
Ward 3 Alderman Douglas Wylie
Ward 3 Alderman Stephen Melton
Ward 4 Alderman Michael Lee
Ward 4 Alderman Evan Maxon - *via videoconference*

Absent:

None

A quorum of the Board of Aldermen was present.

The following staff was also present:

Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator/Finance Director
Jeffery Rhodes, Assistant City Administrator (*via videoconference*)
Kevin Chrisman, Police Chief
Dan Harper, Public Works Director (*via videoconference*)
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
John Mautino, City Attorney

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

2. CITIZEN INPUT

A. Proclaim February 16-22, 2025, as Engineer's Week

Mayor Katerndahl read the proclamation.

3. CONSENT AGENDA

- A. Approve the minutes for the February 4, 2025, regular meeting
- B. Receive and file the crime statistics for January through December 2024

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WASSMER TO APPROVE THE CONSENT AGENDA AND

RECOMMENDED MOTIONS, AS PRESENTED.

RESULT: MOTION PASSED 8-0.

4. ACTION AGENDA

- A. **Approve Resolution No. 25-002 to authorize the City Administrator to execute a lease agreement with White Farmhouse Flowers, LLC for the train depot building**

Mayor Katerndahl stated that the item would be postponed to the March 4 meeting.

- B. **Approve the first and second readings of Bill No. 3318, an ordinance to amend Parkville Municipal Code Section 406.020 to create provisions to allow for administrative exceptions to "R-4" design and performance standards**

Community Development Director Stephen Lachky provided an overview of the OTD-R zoning district, noting that it was adopted in 2011 and was intended for smaller lots with access for parking through rear alleys or had detached garages in the rear of the lot. He stated it was never utilized due to challenges and was a dormant district until the Zoning Code was updated, when it was placed in the appendix. There was an issue with the Sanctuary at Riss Lake and Platte 38 subdivisions because it was impossible to get a building in the area unless it was designed for narrow lots and could only be approved with a single driveway lane with a detached garage. Lachky said that City Attorney John Mautino recommended an update to the Code to allow exceptions be approved administratively in lieu of having home builders request variances.

Discussion focused on other areas zoned R-4 and the process for an approved exception, which would be noted on the building permit.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO APPROVE BILL NO. 3318, AN ORDINANCE AMENDING SECTION 406.020 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE CREATING PROVISIONS TO ALLOW FOR ADMINISTRATIVE EXCEPTIONS TO THE "R-4" MIXED-USE RESIDENTIAL DESIGN AND PERFORMANCE STANDARDS, ON FIRST READING.

RESULT: MOTION PASSED 8-0.

ACTION: IT WAS MOVED BY ALDERMAN WYLIE AND SECONDED BY ALDERMAN WELCH TO I MOVE TO APPROVE BILL NO. 3318, AN ORDINANCE AMENDING SECTION 406.020 OF THE CODE OF ORDINANCES OF THE CITY OF PARKVILLE CREATING PROVISIONS TO ALLOW FOR ADMINISTRATIVE EXCEPTIONS TO THE "R-4" MIXED-USE RESIDENTIAL DESIGN AND PERFORMANCE STANDARDS, ON SECOND READING TO BECOME ORDINANCE NO. 3250.

RESULT: MOTION PASSED 8-0.

AYES: TINA WELCH, PHILIP WASSMER, BRIAN T. WHITLEY, BOB BENNETT, DOUGLAS WYLIE, STEPHEN MELTON, MICHAEL LEE, EVAN MAXON

NOES: NONE

ABSTAIN: NONE

5. STAFF UPDATES ON ACTIVITIES

A. Administration

1. Accounts Payable

Per RSMo. 79.300, the accounts payable report outlining payments processing for payroll, contractual, commodities, equipment and all obligations of the City was included in the agenda packet.

2. SeeClickFix Update

City Administrator Alexa Barton said the update would be presented on March 4.

B. Police Department

C. Community Development

Community Development Director Stephen Lachky provided information about regulations for the keeping of chickens; handout attached as Exhibit A and presentation attached as Exhibit B. Staff would amend the Municipal Code as recommended by the city attorney, which would be presented by ordinance at a future meeting.

1. Development Updates

D. Public Works

City Administrator Alexa Barton provided an update on the snow event.

E. Parks & Recreation

1. Parks and Recreation Special Events

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

7. UPCOMING MEETINGS

8. EXECUTIVE SESSION

9. ADJOURN

Mayor Katerndahl declared the meeting adjourned at 8:06 p.m.

The minutes for February 18, 2025, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the fourth day of March 2025.

Submitted by:

Melissa McChesney
City Clerk Melissa McChesney



CD Staff Update
For 02-18-25
Board of Aldermen – Regular Meeting

CURRENT REGULATIONS:

Municipality	Zoning	Amount	Setbacks	Other
Belton, Mo.	All districts	10 maximum	75 ft. from residences	-
Gladstone, Mo.	All districts	10 maximum (lots < 3 acres) 15 maximum (lots > 3 acres)	-	One-time permit required
Independence, Mo.	Agricultural districts	No limit	-	-
	All other districts	6 maximum	50 ft. from residences	
		No limit	200 ft. from residences	
Lee's Summit, Mo.	All districts	6 maximum	-	-
		No limit	400 ft. from residences	
Liberty, Mo.	Residential districts	6 maximum	30 ft. from residences	Annual permit required (1 year initially; renewal every 2 years)
North Kansas City, Mo.	All districts	3 maximum	200 ft. from residences	-
Overland Park, Kan.	All districts	3 maximum (0.2-0.49 acres) 6 maximum (0.5-0.99 acres) 12 maximum (1-3 acres)	10 ft. side-yard 25 ft. rear-yard	Annual permit required (renewals + inspections)
		No limit (<3 acres)		No permit required
Parkville, Mo.	All districts	No limit	500 ft. from residences (<15 chickens)	-
Raymore, Mo.	Agricultural districts	No limit	-	-
	Rural estate			
	R-1 Single-Family Residential	No limit (<3 acres)		
Riverside, Mo.	Residential districts	10 maximum	-	-
Smithville, Mo.	Agricultural districts	No limit	50 ft. from residences	Annual permit required (renewals + inspections)
	All other districts	10 maximum		

PROPOSED TEXT AMENDMENT:

Municipality	Zoning	Amount	Setbacks	Other
Parkville, Mo.	All districts	6-12 maximum	5 ft. side-yard 10 ft. rear-yard	-
		No limit (<5 acres)	200 ft. from residences if <12 chickens	

Small Animal and Fowl Regulations – Staff Update

Board of Aldermen Regular Meeting
February 18, 2025



Recap

- Presented information at the BOA's January 21, 2025 regular meeting.
- Received feedback. While no consensus, there was interest in:
 1. Cleaning up ambiguity in the text
 2. Limiting the total number of chickens in traditional subdivisions
 3. Enforcing a setback requirement (but being conscious to smaller lots)
 4. Allowing freedom for larger, rural/agricultural lots.



Current Text

- **Section 210.080 Small Animals and Fowl.**
- [Ord. No. 964 §8, 8-19-1986]
- It shall be unlawful for any person to keep or maintain, within five hundred (500) feet of the nearest portion of any dwelling or other building occupied by or in any way used by human beings except for a dwelling occupied by the owner or keeper of such animals, more than fifteen (15) chickens, or other domestic fowl, or more than ten (10) rabbits. No rooster which crows shall be kept within five hundred (500) feet of any residence or dwelling except that of the owner or keeper. No other small animal not heretofore identified shall be kept in such numbers as to create an unhealthful or unsanitary condition.

Proposed Text

- **Section 210.080 Chickens.**
- It shall be unlawful for any person to keep or maintain ***chickens*** within fifty (50) feet of the nearest portion of any dwelling or other building occupied by or in any way used by human beings (except for ***the*** dwelling occupied by the owner or keeper of such ***chickens***.
- ***A person may keep or maintain up to __ chickens provided that such chickens are enclosed in an area that is at least fifty (50) feet to the nearest portion of any dwelling or other building occupied by or in any way used by human beings (except for the dwelling occupied by the owner or keeper of such chickens.)***