



**PLANNING & ZONING COMMISSION**

Regular Meeting Agenda  
CITY OF PARKVILLE, MISSOURI  
Tuesday, April 14, 2026 5:30 PM  
City Hall Board Room

- 1. Call to Order**
- 2. Roll Call**
- 3. General Business**
  - A. Approval of the April 14, 2026, regular meeting agenda.
  - B. Approve the minutes for the March 10, 2026, regular meeting
- 4. Unfinished Business**
- 5. Public Hearing**
- 6. Regular Business**
  - A. Approval of Section 404.010 Old Town District – OTD, Subsection E. Design and Performance Criteria for 9 E 1st St. (Case No. PZ 2026-06); *Leon Versfeld, 11 E 1st Parkville, LLC, Applicant*
- 7. Other Business**
  - A. Upcoming meetings & dates of importance:
    - Board of Aldermen Meetings: Tuesday, April 21 and May 5 at 6:00 p.m.
    - Board of Zoning Adjustments Meeting: Tuesday, April 28 at 5:30 p.m.
    - Planning & Zoning Commission Regular Meeting: Tuesday, May 12 at 5:30 p.m.
- 8. Adjournment**

**Minutes of the  
Planning & Zoning Commission Regular Meeting  
City of Parkville, Missouri**  
Tuesday, March 10, 2026 5:30 PM  
City Hall Board Room  
City Hall Board Room

**1. Call to Order**

Chair Wright called the meeting to order at 05:30 PM.

**2. Roll Call**

*Commissioners Present:*

Michael Wright  
Barbara Wassmer  
R. Douglas Krtek  
Walt Lane  
Spencer Keese  
Andrew Barchers  
Gareld Butler  
Timothy Cahill  
Lorraine James

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 March 10, 2026, regular meeting agenda.

**ACTION:** R. Douglas Krtek moved to approve, Andrew Barchers seconded. Motion Passed: 9-0.

**AYES:** Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keese, Andrew Barchers, Gareld Butler, Timothy Cahill, Lorraine James

**NOES:** None

**ABSTAIN:** None

B. Approve the minutes for the February 10, 2026, regular meeting

**ACTION:** Andrew Barchers moved to approve, Spencer Keese seconded. Motion Passed: 9-0.

**AYES:** Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keese, Andrew Barchers, Gareld Butler, Timothy Cahill, Lorraine James

**NOES:** None

**ABSTAIN:** None

**4. Unfinished Business**

**5. Public Hearing**

**6. Regular Business**

- A. Application for Final Development Plan for Heaterz, a proposed restaurant - drive-in/drive-through use at 7100 Elizabeth St. (Case No. PZ26-03); *Heaterz KC LLC, Applicant.*

**STAFF ANALYSIS & SUMMARY**

Brad Stanton, Planner, presented an overview of the application.

**DEVELOPER'S PRESENTATION**

Michael Letzig, 6123 S National Dr, applicant, answered questions from the Commission. Commissioner Wright asked about the distance for the trash truck to access the dumpster. Mr. Letzig stated that they would have to evaluate the measurements. Commissioner Wright asked about the food truck. Mr. Letzig responded that the food truck and the restaurant would not be operating at the same time. Commissioner Wright asked about a second point of access off Elizabeth St. Mr. Stanton responded that two points of access were originally analyzed, but the second point was redundant.

**BOARD DISCUSSION & ANALYSIS**

Discussion centered on the flow of traffic on the site, specifically the trash truck and the proposed dumpster location. Commissioners would like to ensure the truck may access the dumpster and leave the property safely.

**MOTION**

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

**AYES:** Michael Wright, Barbara Wassmer, R. Douglas Krtek, Walt Lane, Spencer Keese, Andrew Barchers, Gareld Butler, Timothy Cahill, Lorraine James

**NOES:** None

**ABSTAIN:** None

**7. Other Business**

- A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, March 17 and April 7 at 6:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, March 31 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, April 14 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



## Memorandum

**To:** Planning and Zoning Commission  
**Cc:** Brad Stanton, Senior Planner  
**From:** Stephen Lachky, Community Development Director  
**Date:** Wednesday, April 8, 2026  
**RE:** Approval of Section 404.010 Old Town District – OTD, Subsection E. Design and Performance Criteria for 9 E 1<sup>st</sup> St. (Case No. PZ 2026-06); Leon Versfeld, 11 E 1<sup>st</sup> Parkville, LLC, Applicant

## Background

Leon Versfeld (11 E 1<sup>st</sup> Parkville, LLC) recently purchased the property of 9 E 1<sup>st</sup> St. in downtown Parkville from the Bauer & Associates accounting firm, which previously resided there for many years. The building resides on the southwest corner of 1<sup>st</sup> Street and East St. between the triangle median (to the north) and Burlington Northern Santa Fe (BNSF) railroad (to the south).



*Image of 9 E 1<sup>st</sup> St. courtesy of the Platte County Assessor's Office*

The building at 9 E 1<sup>st</sup> St. was constructed in 1940 and hasn't seen significant renovations or improvements since this time. As a result, the new owner desires to make improvements and clean up the building, first starting with a fresh coat of paint. Furthermore, the new owner desires to paint the building the same colors as his property at 12 E 1<sup>st</sup> Street (i.e., Prima Fascia restaurant) which includes light gray (stone) and dark gray (charcoal/graphite) color tones.



*Image of 12 E 1<sup>st</sup> St. courtesy of the Platte County Assessor's Office*



*Conceptual image of 9 E 1<sup>st</sup> St. courtesy of Leon Versfeld (Applicant)*

The Parkville Municipal Code's adopted Title IV – Development Code contains design and performance criteria for properties located within downtown Parkville, more specifically within the “OTD” Old Town District commercial zoning district. [Section 406.010 Old Town District – OTD, Subsection E](#), provides staff the following standards to follow:

***E. Design and Performance Criteria. Buildings and sites shall be designed to meet the following performance standards. Any exceptions or discretionary approvals shall be judged against these design and performance standards.***

1. *All buildings and sites shall promote vibrant streetscapes with active uses and attractions located in storefronts of buildings, frequent windows, and a repetitive pattern of doors which are the primary entrance.*
2. *For new construction, a building must incorporate architectural styles, design features, building materials and accents that are compatible with original materials used throughout the surrounding block. For alterations or expansions, the materials and design should be consistent with the original building elements and characteristic of the building period, and should not cover, destroy or otherwise minimize original architectural elements.*
3. *As a general rule, buildings must maintain similar base courses, cornice lines and horizontal lines of windows complementary to those used in surrounding buildings.*
4. *Buildings must not have long, monotonous, uninterrupted walls or roof planes visible from the street or other public rights-of-way. Building walls more than 15 feet in length must include elements that add architectural interest and variety such as projections, recesses, offsets, windows, painted features or blank window openings trimmed with frames, sills or lintels.*
5. *Facades visible from the public right-of-way should be architecturally emphasized through the arrangement of windows, entrance treatments and details.*
6. *Light fixtures attached to the exterior of buildings should be compatible with the style, materials, colors and details of the building and the character of the district.*
7. *Walls and fences should be architecturally compatible with the style, materials and colors of the principal building on the same lot.*
8. *With the exception of the following, paint color is considered to be a matter of choice, and has no bearing on the preservation of structures.*
  - a. *Owners are encouraged to use historically appropriate colors schemes and contrasts, including use of primary building colors with trim, doors, awnings and other accents in complimentary colors.*
  - b. *Only traditionally painted materials, such as wood, should be painted.*
  - c. *Original materials such as brick and stone that are traditionally left unpainted shall only be painted when already painted prior to the effective date of Ordinance No. 2815 (June 16, 2015), or when expressly approved by the Planning and Zoning Commission, as necessary, to unify disparate parts of a building that have been altered or expanded over time.*
  - d. *Inclusion of logos, images, or patterns, including but not limited to stripes, dots, waves, and similar patterns, used primarily to attract attention to a structure shall not be permitted unless approved as signage in accordance with Chapter 410.*

Staff requests the Planning and Zoning Commission consider the applicant's request to paint the building at 9 E 1<sup>st</sup> St., specifically materials such as brick and stone, for compliance with Section 404.010 Old Town District – OTD, Subsection E. Design and Performance Criteria; and make a motion for approval, denial or postponement if necessary.

**EXHIBITS:**

1. Conceptual imagery of 9 E 1<sup>st</sup> St. (dated April 7, 2026)
2. Color renderings of 12 E 1<sup>st</sup> St. (prepared by Clockwork; dated December 1, 2022)



PENNINGTON  
HUNTERS

PIZZA

SMALL  
WOODS





