

**Minutes of the
Planning & Zoning Commission Regular Meeting
City of Parkville, Missouri
Tuesday, June 9, 2020 at 1:00pm
City Hall Boardroom**

1. CALL TO ORDER

Chair Katerndahl called the meeting to order at 1:00 p.m.

2. ROLL CALL

Commissioners Present:

Dean Katerndahl, Chairman

John Delich

Walt Lane (absent with notice)

Barbara Wassmer (absent with notice)

Doug Krtek

Kim Verhoeven

Michael Wright (absent with notice)

Allyson Berberich

Michael Lee (absent with notice)

A quorum of the Planning & Zoning Commission was present.

Staff Present:

Stephen Lachky/Community Development Director

Shakedra Knight/Community Development Assistant/Management Analyst

3. GENERAL BUSINESS

A. Approval of June 9, 2020 Planning & Zoning Commission regular meeting Agenda.

Chairman Katerndahl called for questions. Seeing none he called for a motion.

Commissioner Krtek moved to approve the June 9, 2020 agenda, Commissioner Verhoeven seconded. Motion passed: 5-0

B. Approval of the minutes from the May 5, 2020 meeting of the Planning & Zoning Commission.

Chairman Katerndahl called for comments or questions. Seeing none he called for a motion.

Commissioner Krtek moved to approve the May 5, 2020 special meeting minutes with the added note, Commissioner Berberich seconded. Motion passed: 5-0

4. UNFINISHED BUSINESS

A. None.

5. PUBLIC HEARING

A. None.

6. REGULAR BUSINESS

Application for Subdivision – Final Plat for The Woods At Creekside Second Plat, a subdivision (2.31 acres, more or less) generally located on the northwest quadrant of the intersection of I435 and Highway 45 *Case No. PZ2018: Brian Mertz, Parkville Development 140, LLC, Applicant*

Chairman Katerndahl introduced the item and asked Director Lachky to present. Director Lachky explained that the plan proposed re-platting the subject property and creating internal circulation, public streets, and access off via MO-Hwy 45 to serve the development. He said that staff looked at utilities, infrastructure and all public facilities for meeting technical requirements. Fire Department, Community Development Department and Public Works participated in the review and had no issues with the design of the roadway. He said that an additional requirement was that the developer put up a two-year maintenance bond with the purpose of guaranteeing any defects during construction.

He said that the deviation from the preliminary development plan actually provided better overall use of the land in terms of cluster development and more well-connected streets. Director Lachky illustrated the proposed and the approved designs and made himself available for questions.

Chairman Katerndahl called for questions.

Commissioner Krtek commented that there was previous discussion that the proposed design made for a better thoroughfare. Director Lachky affirmed.

Chairman Katerndahl called for additional questions. Seeing none he called for a motion.

Commissioner Delich moved to approve the Application for Subdivision – Final Plat for The Woods At Creekside Second Plat, a subdivision (2.31 acres, more or less) generally located on the northwest quadrant of the intersection of I-435 and Highway 45 in Parkville, Mo., Commissioner Verhoeven seconded. Motion passed: 5-0

Chairman Katerndahl asked staff for an update on the Six At Park development. Director Lachky explained that staff requested the developer to submit two to three design alternatives with elements from the final development plan, in reference to the western façade, for staff review. The developer plans to start that work in the next month.

There was discussion regarding the certificate of occupancy and holding the developer accountable. Staff stated that had not been issued.

Commissioner Delich encouraged staff to hold developer accountable and not issue permits without compliance.

7. OTHER BUSINESS

A. None.

B. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, June 16, 2020 and Tuesday, July 7, 2020 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Canceled No agenda items
- Planning & Zoning Commission Regular Meeting: Tuesday July 14, 2020 at 5:30 p.m.

8. ADJOURNMENT

Chairman Katerndahl called further discussion. Seeing none he adjourned the meeting.

Meeting adjourned at 1:28 p.m.

Submitted by:


Stephen Lachky, AICP
Community Development Director

6-9-20
Date

Shakedra Knight, MPA
Management Analyst/Community Development Assistant

6-9-20
Date

