

**Minutes of the
Planning & Zoning Commission Special Workshop
City of Parkville, Missouri
Tuesday July 14, 2020
Immediately after the Special Meeting of the
Planning & Zoning Commission
Videoconference**

1. CALL TO ORDER

Chairman Katerndahl called the meeting to order at 5:45 p.m.

Commissioners present

Dean Katerndahl, Chairman
John Delich
Walt Lane
Barbara Wassmer
Doug Krtek (absent without prior notice)
Kim Verhoeven
Michael Wright
Allyson Berberich
Michael Lee

Staff Present

Stephen Lachky/ Community Development Director
Alysen Abel/ Public Works Director
Chris Ashley/ City Project Manager
Cristina Aurich/ Planning Intern

Note: This workshop was made open to the public and all interested parties were welcome to attend. All items were for discussion only. The Planning & Zoning Commission did not take any action on any workshop agenda item.

2. WORKING SESSION

A. The Residence at Riss Lake concept plan presentation and discussion

Director Lachky introduced the Residence at Riss Lake concept plan. He mentioned there would be the need for a public meeting in the future and that rezoning would probably need to occur. Director Lachky shared the concept plan and turned it over to the developers to explain concept in more detail.

Don Julian, of Don Julian Builders, explained the concept for the Residence at Riss Lake. Julian said he presented the concept to the homeowner's association at Riss Lake and said there is a great need for condos at Riss Lake. Julian said development will start with the building closest to 9 Highway and will contain 32 dwelling units. Once they see how well the first building does, they will continue with the remaining 3 buildings, 36 dwelling units per building.

Commissioner Wright explained his concern about having multiple entrances. He suggested there be some sort of connection between the two.

Elevations of previous developments were shared and the builder, Bill Prelogar, expressed that this development would be 4-5 stories tall with parking on bottom level. He explained this was a low-density development as there were only 9 units per acre and would be located away from the dam.

Discussion continued about the aesthetics and functionality of development.

Commissioner Delich expressed concern about development being too tall. He was also concerned about traffic and wants to see a section of the development. Delich wants the exterior of development to look unique to Riss Lake.

Discussion focused on pricing of condos and fees associated with condos.

The commissioners I like the concept and look forward to seeing a more drafted plan.

B. Creekside freestanding signage standards research presentation and discussion

Planning Intern, Cristina Aurich, presented research on Creekside freestanding signage standards. She presented a table and photos that compared Parkville's signage code with other local municipalities.

Discussion focused on if Parkville should enforce sign code standards or if each development should individually be able to deviate from sign standards.

Chairman Katerndahl suggested staff draft up sign standards to be presented at future workshop.

Commissioner Wassmer suggested staff look at cities similar to Parkville, like Lawrence, KS, and St. Charles, MO.

Commissioners agreed that Parkville's sign standards need to be updated and discussion would continue in future workshop.

C. Final Development Plan staff review checklist discussion

Director Lachky shared draft of development checklist that would be used for future development proposals.

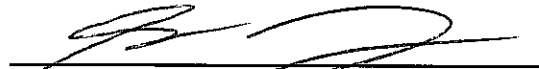
Commissioners felt confident in draft development checklist and asked staff to create revised checklist for next workshop.

Chairman Katerndahl asked if there were any other questions. Seeing none, he adjourned the meeting.

3. ADJOURN

The Special Workshop was adjourned at 7:07 p.m.

Submitted by:



Stephen Lachky, AICP
Community Development Director

7-20-20
Date

Cristina Aurich
Planning Intern

7-20-20
Date

