

**Minutes of the
Planning & Zoning Commission Special Workshop
City of Parkville, Missouri
Tuesday, September 8, 2020
Immediately after the Regular Meeting of the
Planning & Zoning Commission
Videoconference**

1. CALL TO ORDER

Chairman Katerndahl called the special workshop to order at 5:58 p.m.

Commissioners present

Dean Katerndahl
Barbara Wassmer
Michael Wright
Allyson Berberich
Michael Lee
Doug Krtek

Staff Present

Stephen Lachky / Community Development Director

Guests Present

Ken Gibson / Design & Marketing Director, Hinkle Hardscapes

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. Discussion with Ken Gibson, Hinkle Hardscapes, regarding prospective development and compliance with existing zoning and adopted *Parkville Master Plan*

Stephen Lachky, Community Development Director, provided background information on Hinkle Hardscapes — he explained how they're a Riverside, Mo.-based company that makes custom patios, fire pits, outdoor kitchens and pools for customers; and how they're looking to expand and exploring prospective development opportunities to relocate their headquarters (office and showroom) to Parkville. Stephen said their business operation is similar to By The Blade landscaping use office/showroom at 8904 Hwy 45 next to Graden Elementary School. He then introduced Ken Gibson, Design & Marketing Director with Hinkle Hardscapes.

Ken Gibson introduced himself, explained how he's a Parkville resident in The National and how Hinkle Hardscapes is exploring relocating their office to a vacant piece of property along NW Bell Road, just south of the Hawthorne House and Mark IV Apartments. He provided some photos of a building with a rustic cabin look and explained how it would serve as a training center for their employees, but also a showroom for visitors by appointment only.

Members of the Commission asked if it were possible to make a roadway connection between S National Dr. and NW Bell Rd. Ken responded that The National Property Owners Association owns the connecting land so would need to provide permission to do so. Stephen Lachky then shared imagery of the City's adopted Future Land Use Plan and went over *Parkville Master Plan* and potential zoning scenarios allowed under such use. Ken Gibson asked for comments and initial feedback from the Commissioners. Michael Wright said he was ok with the concept. Dean Katerndahl said he was generally favorable to the idea as long as the project is high quality as shown, and that the Planning Commission could work out the details to not commit the site to beyond the development as proposed.

Commissioner Lee asked how many employees would be reporting to the business. Ken Gibson responded that the facility would house three full-time designers and three full crews (of 4 men each). He said that the crews no longer report to the facility in the morning; rather, they meet directly out at the job site since it's more efficient in terms of mileage; but he said that during rainy days when it's not feasible to work, up to 4-5 crew members can report to the facility to do training. Ken also said that Hinkle Hardscapes receives up to 80 by-appointment client visitors annually.

Commissioner Lee also inquired about the present condition of NW Bell Rd., the status of the City's Planning Sustainable Places (PSP) application to the Mid-America Regional Council for funding, and the City's future plans for improving NW Bell Rd. Stephen Lachky responded that Bell Road has been identified as a need per the Board of Aldermen's Annual Retreat the past two years, and how the Board would like to move the needle towards making improvements. Stephen added that the first step is to develop a strategic planning study to analyze current conditions, develop goals and implement strategic improvements to the roadway.

3. ADJOURN

The Special Workshop was adjourned at 6:38 p.m.

Submitted by:


Stephen Lachky, AICP, CPM, CFM
Community Development Director

10-2-20
Date