Minutes of the
Planning & Zoning Commission Regular
Meeting City of Parkville, Missouri
Tuesday, October 13, 2020 at 5:30pm
Videoconference

1. **CALL TO ORDER**
   Chair Katerndahl called the meeting to order at 5:30 p.m.

2. **ROLL CALL**
   Commissioners Present:
   Chairman Dean Katerndahl
   John Delich (absent without prior notice)
   Walt Lane
   Barbara Wassmer
   Doug Krtek (absent without prior notice)
   Kim Verhoeven
   Michael Wright
   Allyson Berberich
   Michael Lee
   A quorum of the Planning & Zoning Commission was present.

   Staff Present:
   Stephen Lachky/Community Development Director
   Brad Stanton/Planner
   Alysen Abel/Public Works Director

3. **GENERAL BUSINESS**
   A. **Approval of the October 13, 2020 regular meeting agenda.**
   Chairman Katerndahl called for questions. Seeing none he called for a motion.

   Commissioner Verhoeven moved to approve the agenda as presented. Commissioner Berberich seconded. Motion passed: 7-0.

   B. **Approval of the minutes from the July 14, 2020 regular meeting of the Planning & Zoning Commission.**
   Chairman Katerndahl called for additional comments or questions. Commissoner Lee asked about the Six at Park project. Director Lachky responded that the deadline for the final design had been pushed back. No further questions or changes.

   Commissioner Wassmer moved to approve the July 14, 2020 regular meeting minutes, Commissioner Wright seconded. Motion passed: 7- 0.

   C. **Approval of the minutes from the July 14, 2020 special workshop meeting of the Planning & Zoning Commission.**
   Chairman Katerndahl called for additional comments or questions. Seeing none he called for a motion.

   Commissioner Wassmer moved to approve the July 14, 2020 special workshop meeting minutes, Commissioner Verhoeven seconded. Motion passed: 7- 0.

D. **Approval of the minutes from the September 8, 2020 regular meeting of the Planning & Zoning Commission.**
Chairman Katerndahl called for additional comments or questions. Seeing none he called for a motion.

Commissioner Wright moved to approve the September 8, 2020 regular meeting minutes, Commissioner Lee seconded. Motion passed: 7- 0.

E. **Approval of the minutes from the September 8, 2020 special workshop meeting of the Planning & Zoning Commission.**
Chairman Katerndahl called for additional comments or questions. Seeing none he called for a motion.

Commissioner Wright moved to approve the September 8, 2020 special workshop meeting minutes, Commissioner Wassmer seconded. Motion passed: 7- 0.

4. **UNFINISHED BUISNESS**

A. None.

5. **PUBLIC HEARING**

A. Application for Zoning Map Amendment for Platte County parcel #20-4.0-18-000-000-038.000 (6.42 acres, more or less) generally located along the southern termination of Naylor Rd., west of I-435 and south of MO-Hwy 152 and north of MO-Hwy 45, from Platte County "R-80" Rural Single-Family District to Parkville City "R-1" Single-Family Residential. ***Case No. PZ20-19; Ashley Wright, Applicant***

Director Lachky gave background on the proposal for the property. The applicant is proposing to develop a single-family home on the property, which requires a rezoning into a City zoning district.

Ashley Wright, Applicant
Ms. Wright stated she was still working through the details for the property.

Commissioner Wright asked the current zoning. Director Lachky responded that it was R-80, County Rural Single-Family District and compared it to the proposed City R-1 zoning. Commissioner Wassmer asked about the necessity of the rezoning. Director Lachky noted that the City requires a City zoning district prior to issuing a building permit for a new building. Commissioner Lee asked about the plans for Naylor Road. Director Lachky stated that there weren't any plans currently for the road. Commissioner Wright asked about the parcel size with Director Lachky answering 6.42 acres. Commissioner Lee inquired about fitting with residential context in the area. Director Lachky noted the future residential development opportunity to the west.

Joe Roetheli, 10206 Liberty Cir, Liberty, MO
Mr. Roetheli had questions concerning tax implications. Director Lachky stated he didn't anticipate any because the assessed use isn't changing. Mr. Roetheli asked if this rezoning would impose any restrictions on his adjacent property. Director Lachky did not expect any with a standard single-family home or duplex development. Mr. Roetheli asked about the impact to roads. Director Abel noted that Naylor would stay a low priority road. Mr. Roetheli asked about the location of the structure on the property. The Applicant responded that it would be in the open area on the lot.

Chairman Katerndahl closed the public hearing and asked for additional questions. Seeing none he called for a motion.

Commissioner Wright moved to approve the Application for Zoning Map Amendment from Platte County "R-80" to Parkville City "R-1", Commissioner Verhoeven seconded. Motion passed: 7-0.

B. Application for Preliminary Development Plan for Capital Electric, an amendment to the previously-approved Creekside Industrial planned industrial development on 45.82 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. ***Case No. PZ20-37; Greg Darkenwald, Capital Electric Line Builders, Inc., Applicant***

Director Lachky presented a background on the proposal. This plan would amend the previously-approved Creekside Industrial development. They are proposing constructing a 72,800-sf. building for office, warehouse, and shop uses. All parking lot dimensions meet City requirements. The existing vegetation on the property will account for much of their screening requirements. A landscape plan has been submitted that meets City requirements. Proposed signage meets the Sign Code requirements. Through the planned district, the Applicant has requested a reduction in the parking requirements from the required 197 parking stalls to 105 parking stalls due to the expected employment.

The Applicant noted the access would come from Ensign Drive as a private drive. The proposed building would sit in the middle of a finished site, leveled via cut/fill. The Applicant hopes to begin construction in 2020 and be operational by early winter 2021. The Applicant noted that the areas around the building called out as concrete pavement would generally be changed to asphalt.

Director Abel noted the storm water improvements on the site including the culvert required for the existing creek bed.

Commissioner Wright asked the reason for the application. Director Lachky answered that the reduction in the lots and a substantial change to the street network required a Preliminary Development Plan. Commissioner Wright asked if any other development could be done on the property with this plan. The Applicant responded there was no other development planned. Commissioner Wright inquired about the monument sign location. Director Lachky showed the proposed location near the entrance. Commissioner Wright asked about visibility of the development from I-435. Director Lachky stated he didn't believe it would be visible due to grade changes and setback distance (approx. ¼ mile) from I-435.

Matt Francis, 16203 NW 45 Hwy, Parkville, MO 64152
Mr. Francis noted he is an adjacent property owner that is in favor of the proposed development. Mr. Francis questioned the future of Ensign Drive. Director Lachky stated that the City of Parkville is the owner of the road but the road has not been accepted as a public street by the City. The City is in the process of working with Brian Mertz to upgrade the road to City standards to accept it as public right-of-way. Mr. Francis is opposed to making Ensign Drive a private road.

Chairman Katerndahl closed the public hearing and asked for any further discussion from the commissioners.

Commissioner Lee asked if there were any other property owners to hear from. Director Lachky stated that the Parkville Sod property owner and the residential property owner to the south didn't have any concerns. Commissioner Lee asked if there were any traffic concerns. Brett Cox, engineer for the Applicant, stated that this project would not warrant a signal at 45 Highway. Some discussion about the work performed at this location ensued.

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

Commissioner Wright moved to approve the Application for Preliminary Development Plan for Capital Electric with two (2) staff conditions and with the added condition that approval does not impact the discussion on the future of Ensign Drive, Commissioner Verhoeven seconded. Motion passed: 7-0.

6. REGULAR BUSINESS

A. Application for Final Development Plan for Capital Electric, a planned industrial development consisting of a 72,800 sq. ft. building for office, warehouse and shop uses on 45.82 acres, more or less, generally located at the southwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. *Case No. PZ20-38; Greg Darkenwald, Capital Electric Line Builders, Inc., Applicant*

Chairman Katerndahl asked for any questions on the Final Development Plan. Seeing none he called for a motion.

Commissioner Wright moved to approve the Application for Final Development Plan for Capital Electric with staff conditions and with the added condition that approval does not impact the discussion on the future of Ensign Drive, Commissioner Lee seconded. Motion passed: 7-0.

B. Application for Final Development Plan for Creekside Hotel, a planned commercial development for *Lodging – Hotel/Motel* uses on Tract C of Creekside Commons (1.77 acres, more or less) generally located at the northwest quadrant of the intersection of I-435 and MO-Hwy 45 in Parkville, MO 64152. *Case No. PZ20-39; Brian Mertz, Creekside Hotel Partners, LLC, Applicant.*

Director Lachky introduced the proposed project. He noted the pedestrian access on the site. The site meets the City's parking requirements. Director Lachky detailed the proposed signage for the project. The proposed building is 46' tall, which is one (1) foot taller than allowed in the B-2 zoning district. The provided landscape plan meets the City Code requirements.

The Applicant stated the proposal was for a 93-room hotel to serve the baseball fields. They noted the interconnectivity for pedestrian and vehicular traffic. The Applicant's architect stated they wanted to be compatible with the surrounding buildings and stay generally traditional in architecture.

Commissioner Verhoeven asked about the branding of the hotel. The Applicant's architect responded that it would be a mid-scale, boutique hotel similar to a Holiday Inn, Hampton Inn, or Doubletree. Chairman Katerndahl asked if there would be a restaurant. The Applicant stated there would only be a "pantry" and provided breakfast, because they wanted guests to experience the restaurants in the surrounding Creekside development.

Commissioner Wright asked why the building was pushed to the north of the site. The Applicant's architect responded that it made sense to locate the hotel close to the baseball fields. Commissioner Wright asked about the plans for Tract D to the south of the site and Tract B to the west. The Applicant responded that Tract D isn't buildable and that Tract B is a proposed mixed-use building.

Commissioner Lee recommended enhanced landscaping around the pool amenity area. Commissioner Wright asked about the location of the monument sign. Director Lachky showed the location in the southwest of the site and noted that it means the signage requirements for the development. Discussion ensued about signage and the usage of Tract D.

Chairman Katerndahl asked for any further questions. Seeing none he called for a motion.

Commissioner Wassmer moved to approve the Final Development Plan for Creekside Hotel, Commissioner Lee seconded. Motion passed: 7-0.

7. OTHER BUSINESS

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, October 20, 2020 and November 3, 2020 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: Tuesday, October 27, 2020 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, November 10, 2020 at 5:30 p.m.

Commissioner Lee asked Mr. Mertz on the status of the Creekside development as it relates to business recruitment. Discussion between the Commission and Mr. Mertz ensued.

8. ADJOURNMENT

Chairman Katerndahl called for further discussion.

Commissioner Verhoeven moved to adjourn, **Commissioner Berberich** seconded. Motion passed: 7-0. Meeting adjourned at 7:44 pm.

Submitted by:

Stephen Lachky, AICP Community Development Director	7-16-20 Date
Brad Stanton Planner	7-16-20 Date