

**Minutes of the
Planning & Zoning Commission
Regular Meeting
City of Parkville, Missouri
Tuesday, December 8, 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

Walt Lane

Barbara Wassmer

Doug Krtek

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

Chris Ashley/Public Works Project Manager

3. GENERAL BUSINESS

A. Approval of the December 8, 2020 regular meeting agenda.

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

Commissioner Krtek moved to approve the agenda as presented. Commissioner Delich seconded. Motion passed: 8-0.

B. Approval of the minutes from the November 10, 2020 regular meeting of the Planning & Zoning Commission.

Chairman Katerndahl called for additional comments or questions. No further questions or changes.

Commissioner Wright moved to approve the November 10, 2020 regular meeting minutes, Commissioner Wassmer seconded. Motion passed: 8- 0.

4. UNFINISHED BUSINESS

- A.** Application for Subdivision – Final Plat for Thousand Oaks – 23rd Plat, Final Plat, a subdivision (31.16 acres, more or less) consisting of 56 single family residential lots and 1 tract of private open space, generally located to the east of the Thousand Oaks – 19th Plat subdivision in western Parkville, Mo. (Case No. PZ 202029) ; David Barth, Forest Park Development Company LLC of Kansas City, Applicant

- B. Application for Subdivision – Final Plat for Thousand Oaks – 24th Plat, Final Plat, a subdivision (46.01 acres, more or less) consisting of 71 single family residential lots and 1 tract of private open space, generally located to the east of the Thousand Oaks – 19th Plat subdivision in western Parkville, Mo. (Case No. PZ 202045); David Barth, Forest Park Development Company LLC of Kansas City, applicant
- C. Application for Subdivision Waiver to Section 404.030, Subsection D.5 for the Thousand Oaks – 23rd Plat, Final Plat; and the Thousand Oaks – 24th Plat, Final Plat, to allow 20 ft. front yard setback building lines. (Case No. PZ 202046) ; David Barth, Forest Park Development Company LLC of Kansas City, Applicant

Director Lachky provided an update on the applications. In January 2018, the last time the Planning Commission heard a similar application, the developer noted that 20 ft. front yard setbacks are not uncommon in the Northland, the rock in the area of Thousand Oaks can make grading difficult, and a smaller front yard setback can reduce the need for retaining walls. At that meeting, the Planning Commission noted that establishing a blanket front yard setback, rather than lot-by-lot decisions and that if more than 50% of the lots of a subdivision have a slope greater than 1-to-4 the Commission should consider a setback reduction. The surveyor for the applicant provided an exhibit showing the lots with a slope greater than 1-to-4.

The Applicant, David Barth, stated he believed the lots would be buildable and similar areas in the subdivision have been successful. Mr. Barth said that he appreciates a uniform setback distance along long blocks. Mr. Barth discussed the various house plans and the effect that topography can have on home building.

Commissioners Wright and Lee inquired the number of lots that have a slope greater than 1-to-4. Commissioner Lee stated that it looked pretty evenly split between lots that do and don't have a slope greater than 1-to-4. Commissioners held discussion between approving a waiver for all lots and limiting the waiver to only lots with a slope greater than 1-to-4.

Commissioner Delich moved to approve the Application for Subdivision Waiver (Item 3C) with the condition that it only applies to lots with a slope greater than 1-to-4. Commissioner Lee seconded. Motion passed: 6-2.

Commissioner Lee moved to approve the Application for Subdivision – Final Plat for Thousand Oaks – 23rd Plat (Item 3A) subject to the Subdivision Waiver conditions. Commissioner Wright seconded. Motion passed: 8-0.

Commissioner Wassmer moved to approve the Application for Subdivision – Final Plat for Thousand Oaks – 24th Plat (Item 3B) subject to the Subdivision Waiver conditions. Commissioner Wright seconded. Motion passed: 8-0.

5. REGULAR BUSINESS

- A. Approval of Section 406.010 Old Town District – OTD, Design and Performance Criteria, for 115 N Main St. (Case No. URC 202004); Brian Mertz, Parkville Holdings LLC, Applicant

Director Lachky stated that the Applicant wanted to get the Planning Commission's opinion on the proposed renovations to 115 N Main Street. Brian Mertz, Applicant, described his renovation plans to the Commission. Director Lachky stated there was no motion required of the Commission, but the Commission's feedback would be relayed to the Downtown Parkville Redevelopment Corporation. Commissioner Wright inquired about the plans for the remainder of the building. Mr. Mertz responded he would like to add windows and potentially a balcony. Commissioners Wright and Krtek had concerns about vinyl siding. Mr. Mertz stated the timeline was Q1 2021.

6. PUBLIC HEARING

- A. Application for Text Amendment to Section 405.050 B.16 Conditional Uses regarding office uses along Bell Road. (Case No. PZ 202052); City of Parkville Staff, Applicant Director Lachky and Brad Stanton, Planner, described the proposed text amendment. Mr. Stanton stated that the amendment would add office uses of low traffic generation in residential districts along NW Bell Road as a conditional use. Commissioner Krtek had questions regarding the notice requirements for the case including discussions with surrounding properties. Director Lachky stated that the text amendment was noticed per the City's usual requirements.

Commissioner Krtek moved to approve the Application for Text Amendment. Commissioner Delich seconded. Motion passed: 8-0.

7. OTHER BUSINESS

- A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, December 15, 2020 and January 5, 2021 at 7:00 p.m.
- Board of Zoning Adjustments Meeting: Tuesday, December 22, 2020 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, January 12, 2021 at 5:30 p.m.

Director Lachky noted that Commissioner Verhoeven has stepped down from her position.

8. ADJOURNMENT

Chairman Katerndahl called for further discussion.

Commissioner Krtek moved to adjourn, Commissioner Wassmer seconded. Motion passed: 8-0. Meeting adjourned at 7:17 pm.

Submitted by:

Stephen Lachky, AICP
Community Development Director

1-7-21
Date

Brad Stanton
Planner

1-7-21
Date