

**Minutes of the
Planning & Zoning Commission
Regular Meeting
City of Parkville, Missouri
Tuesday, January 12, 2021 at 5:30pm
Videoconference**

1. CALL TO ORDER

Chair Katerndahl called the meeting to order at 5:37 p.m.

2. ROLL CALL

Commissioners Present:

Chairman Dean Katerndahl

John Delich

Barbara Wassmer

Doug Krtek

Michael Wright

Allyson Berberich

Michael Lee

A quorum of the Planning & Zoning Commission was present.

Commissioners Absent:

Walt Lane

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 the January 12, 2021 regular meeting agenda.

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

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

B. Approval of the minutes from the December 8, 2020 regular meeting of the Planning & Zoning Commission.

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

Commissioner Krtek moved to approve the December 8, 2020 regular meeting minutes, Commissioner Wassmer seconded. Motion passed: 8- 0.

C. Election of Officers

1. Chairman

Commissioner Krtek moved to appoint Dean Katerndahl as Chairman.

Commissioner Lee seconded. Motion passed 8-0.

2. Vice Chairman

Chairman Katerndahl moved to appoint Michael Wright as Vice Chairman.

Commissioner Krtek seconded. Motion passed: 8-0.

3. Secretary

Chairman Katerndahl moved to appoint John Delich as Secretary. Commissioner Krtek seconded. Motion passed: 8-0.

4. UNFINISHED BUSINESS

A. Six at Park update and façade improvements presentation

Stephen Lachky, Community Development Director, introduced the background of the Six at Park project. Tyler Asby, architect for the Applicant, Steve Foutch with Foutch brothers presented the updated landscaping plan for the Six at Park project. Commissioners discussed the dead or dying trees along the parking lot and expressed interest in more screening in the parking area. The Commission would like a report on the plan for the parking lot landscaping.

5. PUBLIC HEARING

A. Application for Conditional Use Permit for Hinkle Hardscapes to operate an office use of low traffic generation in a residential district fronting NW Bell Road on 22.8 acres, more or less, generally located west of NW Bell Road at NW 57th Street (Case No. PZ 2020-56); *Ken Gibson, Hinkle Hardscapes, Applicant*

Brad Stanton, Planner, introduced the Hinkle Hardscapes project. The application is for a Conditional Use Permit to operate an office use of low traffic generation in a residential district fronting NW Bell Road. The Applicant is proposing to construct a training center for their landscaping business that would house offices and a training center that would be used on inclement weather days.

Commissioners had questions regarding the design of the Morten building proposed by the Applicant. Commissioner Wright questioned the layout of the entry drives off of Bell Road. Commissioner Krtek expressed concerns over the CUP running for the length of ownership of the property by the Applicant.

Ken Gibson noted that they did not have finalized designs for the Morten building but they wanted it to be aesthetically pleasing. Mr. Gibson noted they want the two entry points to be a U-shaped drive. Chairman Katerndahl asked about installing a right turn lane off of NW Bell Road. Mr. Gibson stated they were willing to install improvements on Bell Road as required. Commissioner Lee inquired about using gravel instead of asphalt. Mr. Gibson stated it was for cost and slope concerns. Chairman Katerndahl stated he didn't believe the City has allowed gravel in built up residential areas.

James Flack, 9501 NW 59th Terr

Mr. Flack had concerns about the status of NW Bell Road, water mains, and noise.

Robert Hutchison, 9507 NW 59th Terr

Mr. Hutchison had concerns about trucks, a turn lane on NW Bell Road, and the commercial use adjacent to a residential neighborhood.

Greg Degener, 5603 NW Bell Road

Mr. Degener stated he was the person that sold the property to the Applicant. Mr. Degener has concerns about traffic and a turn lane off of Bell Road.

Christopher Hibbs, 5629 NW Bell Road

Mr. Hibbs has concerns about the safety of NW Bell Road and the addition of large trucks to the road. Mr. Hibbs believes the area should stay residential. Mr. Hibbs also has concerns about the noise generated from this use and machinery associated with landscaping business.

Kevin Gilstrap, 5625 NW Bell Road

Mr. Gilstrap has concerns about businesses in this area of NW Bell Road and the safety of the road.

Patricia Harris, 5818 NW Bell Road

Ms. Harris' property is surrounded by the project and wishes to hear more about the project.

Mr. Gibson stated the western portion of the property will be used for a future residence. The Commissioners expressed an interest in continuing the application to receive more information before making a decision.

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

Commissioner Delich moved to continue the application to the February 9, 2021 meeting. Commissioner Krtek seconded. Motion passed: 8-0.

6. REGULAR BUSINESS

- A. Consideration of Section 406.010 Old Town District – OTD, Design and Performance Criteria for painting on brick at 113 Main Street, Parkville, MO 64152 (Case No. PZ 2020-58); *Denise Glanzer, White Farmhouse Flowers, Applicant*

Director Lachky stated that before the Commission was an application to approve painting brick white in the OTD. Commissioner Krtek inquired about the ownership of the building. The Commission desired to postpone the application to hear from the building owner and the downtown groups. Commissioner Lee asked about the awning that had been added to the building. Director Lachky responded that the awning was added via a sign permit.

Commissioner Krtek moved to continue the application to the February 9, 2021 meeting. Commissioner Delich seconded. Motion passed: 8-0.

7. OTHER BUSINESS

A. Upcoming meetings & dates of importance:

- Board of Aldermen Meetings: Tuesday, January 19, 2021 and February 2, 2021 at 7:00 p.m.
- Board of Zoning Adjustment Meeting: Tuesday, January 26, 2021 at 5:30 p.m.
- Planning & Zoning Commission Regular Meeting: Tuesday, February 9, 2021 at 5:30 p.m.

8. **ADJOURNMENT**

Chairman Katerndahl called for further discussion.

Commissioner Krtek moved to adjourn, **Commissioner Lee** seconded. Motion passed:
8-0. Meeting adjourned at 7:48 pm.

Submitted by:

Stephen Lachky, AICP
Community Development Director

2-5-21
Date

Brad Stanton
Planner

2-5-21
Date