



CITY OF WARRENSBURG, MISSOURI  
PLANNING AND ZONING COMMISSION MINUTES  
January 2, 2018

**1. Call to Order**

The meeting was called to order by Chair Mark Karscig at 5:30 PM at the Warrensburg Municipal Center.

**2. Roll Call**

Roll was called and members Bob Watts, Mark Karscig, Andy Kohl, Deanna Westenhaver and Dewayne Jackson were present. Members Bob Steinkuehler, Brandon Myers, Bryan Jacobs and Jeff Terry were absent. Also present were Barbara Carroll, Director of Community Development, and Kristin Pack, City Planner.

**3. Minutes of Previous Meetings**

Members reviewed the minutes. Kohl moved to approve the minutes from the December 4, 2017, Planning and Zoning Commission meeting. Jackson seconded. Approved 4-0 with Westenhaver abstaining.

**4. Public Hearings, Requests and Petitions Presented—None**

**5. Motions, Resolutions, and Recommendations**

- A. Final Plat of Keystone Development-2<sup>nd</sup> Plat  
305 & 315 E. Russell Avenue

Carroll noted the east side of the development was platted in 2016, which includes the Fairfield Inn lot and two lots south of it. The plat before the Commission includes Lot 4 and Lot 5 which will have access off East Russell Avenue. The eastern property line goes into the middle of the lake. The applicant and engineer made all but one the requested changes by Staff. It was inadvertently left off. Jerry Franklin appeared as the applicant. There was a general discussion about different access points onto the lots and the sidewalk requirements along Missouri Business 13. Jackson moved to approve the plat as submitted with the following recommendation:

1. Show property owner names for adjacent lots.

Westenhaver seconded. Approved 5-0. Karscig read and completed the Findings and Recommendation sheet.

**6. Other Business and Appearances by the Public**

- A. Driveway ordinance discussion

Carroll introduced the draft ordinance which amends Ordinance 5239 adopted in May 2016 regarding residential driveways. Carroll reviewed the information in the staff report. Bryan Jacobs joined the meeting at this point. The Commission discussed the proposed changes and the current requirements for residential driveways. Westenhaver asked Staff why the notation in last paragraph for houses built prior to December 31, 1955. Carroll explained the intent was to allow a parking space on lots that were most likely constructed without garages

or carports. Based on the development history of Warrensburg this date is after the Broadview Addition was platted but before subdivisions such as Southwest Estates with houses that were built with garages. Watts moved to have Staff prepare an ordinance in its final form with the revised language and return to the Planning and Zoning Commission at the next regular meeting. Kohl seconded. Approved 6-0.

**7. Comments of Commissioners and Staff**

**8. Adjournment**

Seeing no further business, the meeting adjourned at 5:36 p.m.

Date: 2/5/18

Chair 