



CITY OF WARRENSBURG, MISSOURI
PLANNING AND ZONING COMMISSION MINUTES

February 4, 2019

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 Mark Karscig, Bob Steinkuehler, Nolan Brooks, Andy Kohl, Bob Watts and Dewayne Jackson were present. Members Danielle Johnston and Jeff Terry were absent. Also present were Barbara Carroll, Director of Community Development; Marvin Coleman, Director of Public Works; and Kristin Dyer, City Planner.

3. Minutes of Previous Meetings

Members reviewed the minutes. Steinkuehler moved to approve the minutes from the January 7, 2019 meeting. Kohl seconded. Approved 5-0 with Karscig abstaining.

4. Requests and Petitions Presented – None

4.1 Request to Rezone GB: General Business District to R2: One-and-Two-Family Residence District

Includes portions of 810 Enterprise Drive, 820 Enterprise Drive and 830 Enterprise Drive

Carroll stated there is a difference between the request to rezone application and the preliminary plat application. The preliminary plat includes the land south of the rezoning request, and the southern portion will remain a GB District. Staff and the Planning & Zoning (PZ) Commission discussed access from Enterprise Drive, Park Avenue and Stahl Drive, the Missouri Department of Transportation's (MoDOT) requirements for access ramps, and setback requirements from streets right-of-way.

Staff recommended approval for the rezoning request to R2 for the following reasons:

1. The requested zone is compatible zoning for medium-density residential in accordance with the 2017 Comprehensive Plan Update
2. The proposed zone is an extension of residential zoning in the area.
3. The proposed land use is in keeping with the general development trend of the area.
4. The impact on the surrounding neighborhood should be minimal. Enterprise Drive is a collector street, which is designed to accommodate a large volume of daily vehicle traffic.

5. Motions, Resolutions, and Recommendations

5.1 Request to Rezone GB: General Business District to R2: One-and-Two-Family Residence District

Includes portions of 810 Enterprise Drive, 820 Enterprise Drive and 830 Enterprise Drive

Jackson moved to approve the R2 Zoning designation for the reasons stated in the staff report. Steinkuehler seconded. Approved 6-0. Karscig read and completed the Findings and Recommendation sheet.

5.II Final Plat of Hunter Hollow, 3rd Plat
891-901 West Gay Street

Carroll stated the preliminary plat was considered at the last Planning and Zoning Commission meeting, and the final plat follows the same layout of the preliminary plat. Carroll recommended approval with the conditions in the staff report.

Kohl moved to approve the final plat with the conditions below:

1. Show proposed new sewer easement connecting to existing sewer line on Tract A
2. Provide two mortgage holder signature lines since there are two separate owners. These are lines for the banks to sign, not the owners.
3. Show the label "SSE" on the Sanitary Sewer Easement on Tract A. Where the existing sewer line is not in the existing easement a new SSE must be dedicated, labeled and centered on the sewer line so the entire line is in a Sanitary Sewer Easement. Provide on the plat the width and length of each segment of the SSE.
4. Designate a SD & UE on Tract A for storm drainage. It cannot be the whole Tract. The existing ditch needs to be shown in a new SD & UE.
5. Show the existing duplex on lot 7 so staff can verify no setback violations will occur and no nonconforming situations will be created by this plat. A 7.5' side and 20' rear setback is required from structures.
6. Delete Note 6 and instead vacate the easement on the Plat by writing the following words on the plat and then also label the sections of the easement to be vacated. The words in italics need to be replaced with the specific physical description of the easement location and the easement instrument information.

"(Describe easement to be vacated) heretofore dedicated by (describe easement instrument) lying within the boundaries of the hereon Hunter Hollow, 3rd Plat is hereby vacated."

Watts seconded. Approved 6-0.

Upon further review, Carroll stated the corrections have been made and the staff report was incorrect. Carroll stated no additional corrections needed to be made. Kohl moved to approve the final plat as presented. Watts seconded. Approved 6-0. Karscig read and completed the Findings and Recommendation sheet.

5.III Preliminary Plat "Winterset Villas" Lots 1 Thru 55 & Tract A
1504-1528 Park Avenue; 1503-1518 Coventry Drive; & 1098-1518 Pebblecreek Drive

Carroll summarized the staff report and the remaining corrections requested by City Staff. Carroll stated in addition to the conditions listed on the staff report, one additional condition by staff is to show the right-of-way improvement on the 75 feet of land on the south end with frontage along Enterprise Drive.

Watts moved to approve the preliminary plat with the conditions below:

1. Annotate Park Avenue as a 60 ft. street right-of-way
2. Show the existing sanitary sewer easement on the north portion of Tract A
3. Change the label for the S.D. & U.E. easement between Lot 13 and Lot 14 to 15 ft. It is scaled to 15 ft. already.
4. Show the 40 ft. building line from Enterprise Drive on Lot 55
5. Show both addresses for the corner lots that were provided by the Fire Department. Corner lots have the potential to have a different address based on which street a future building is facing.
6. On Note 3, delete the words "Enterprise Avenue is an arterial street. The remaining platted streets are local streets. Sidewalk locations shall be shown on Final Plat."
7. The 15' Sanitary Sewer easement labels show along Winterville Court, Winterset Drive, Park Avenue, Coventry Court, and PebbleCreek Drive, must all be labeled as SD & UE. New separate Sanitary Sewer easements are not to be created. All new easements must be SD & UE.
8. Show the right-of-way improvement on the 75 feet of land on the south end with frontage along Enterprise Drive.

Steinkuehler seconded. Approved 6-0. Karscig read and completed the Findings and Recommendation sheet.

5.IV Minor Plat Garden Walk, A Replat of Lot 7, Hawthorne Development
Hawthorne Development Lot 7

Carroll summarized the staff report and stated this minor plat would create two lots and right-of-way for the Cooper Boulevard extension. Carroll highlighted the remaining corrections required by City staff. Steinkuehler asked Staff who will build the Cooper Blvd. extension and sidewalk. Carroll replied the sidewalk along the Cooper Blvd extension will be paid for by the developer and held in escrow by the City until the City builds the road as a capital construction project.

Kohl moved to approve the minor plat with the conditions below:

1. Label the Cooper Blvd in the same manner as Thompson Street. 110' R/W and the street name instead of Right-of-way for Future Cooper Blvd.
2. Show the 35' setback from the Cooper Blvd R/W on both lots 7A and 7B.
3. Show a 20 SD & UE along the Cooper Blvd R/W on Lot 7B.
4. Add the words "It shall be sufficient description of each lot platted hereon to be designated by the number or alpha character which appears on said lot followed by the words Garden Walk, A Replat of Lot 7, Hawthorne Development." to the end of the Plat Dedication statement.
5. Remove the dashed B/L in the Cooper Blvd R/W/
6. "Delete the words "15' Sanitary Sewer Easement (per letter from the City dated Jan 17, 2019 indicates this easement and sewer line was abandoned) no other documents was provided to surveyor." Instead label the easement "15' Sewer Easement per Book 1125, Page 262, to be vacated." Then add a Vacate Statement to the text of the plat that states

"That portion of the 15' Sewer Easement recorded at Book 1125, Page 262 lying within the boundaries of the hereon Garden Walk, A Replat of Lot 7, Hawthorne Development is hereby vacated."

7. The portions of three existing SD & UE's that lie in the new Cooper Blvd R/W need to be vacated on this Minor Plat. They are the 15' SD & UE and 7.5' SD&UE along the south boundary line and the 15' SD& UE along Thompson St. that intersects the west end of the new Cooper Blvd R/W. Label the sections of the easements to be vacated on the drawing and then include the words below in the text of the plat. The words in italics need to be replaced with the specific physical description of the easement locations and the easement instrument information.

"(Describe easement to be vacated) heretofore dedicated by (describe easement instrument) lying within the boundaries of the hereon Garden Walk, A Replat of Lot 7, Hawthorne Development is hereby vacated."

Jackson seconded. Approved 6-0. Karcsig read and completed the Findings and Recommendation sheet.

6. Other Business and Appearance By the Public – None.

7. Comments of Commissioners and Staff – None.

8. Adjournment

With no further discussion or items to consider, the meeting adjourned at 6:10 p.m.

Date: _____

4/1/19

Chair _____

