



CITY OF WARRENSBURG, MISSOURI
PLANNING AND ZONING COMMISSION MINUTES
February 5, 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 Bryan Jacobs, Bob Watts, Bob Steinkuehler, Mark Karscig, Andy Kohl, Deanna Westenhaver, Jeff Terry and Dewayne Jackson were present. Member Brandon Myers was absent. Also present were Barbara Carroll, Director of Community Development; Kristin Pack, City Planner; and Marvin Coleman, Director of Public Works.

3. Minutes of Previous Meetings

Members reviewed the minutes. Westenhaver noted the adjournment should be 5:56 p.m. instead of 5:26 p.m. Kohl moved to approve the minutes from the January 2, 2018, Planning and Zoning Commission meeting with the added correction. Westenhaver seconded. Approved 6-0 with Terry and Steinkuehler abstaining.

4. Requests and Petitions Presented

- A. Request for Conditional Use Permit: Land Use 13.300 Ambulance Service in a GB:
General Business District
500 block of E. Young Street on the south side of Young Street

Carroll introduced the request for a Conditional Use Permit to develop a vacant tract of land into ambulance service and headquarters office. Carroll clarified the development is located on the south side of the 500 block of E. Young Street, and it is referenced that way in public notifications for clarity since the address does not appear on published maps or on the site yet. Ambulance services in the GB District are required to have Conditional Use Permit which allows for a review of any negative impacts the use could have on the surrounding neighborhood. Carroll noted the preliminary site plan shows existing tree area has been left intact as buffer for the R-3 district. Fire Department comments 2 and 3 in the staff packet have been addressed, and staff requests authority to approve the final site plan as part of the building permit process.

Steinkuehler stated the site plan does not show a detention pond. Theron Broadfoot, project engineer, stated he talked to Public Works and since there was not much additional space for a detention pond, the site will drain to the existing drainage way on the south side of the property. There was a general discussion about ambulances merging into traffic on Young St., when lights and sirens are activated, right-of-way improvements, traffic patterns and traffic signals along Young Street.

- B. Request to Establish a GB: General Business District for property to be annexed into the City of Warrensburg
Missouri Route 13 Highway right-of-way north of Highway 50 and approximately 1,850 ft. south of the Highway 13 & NE 200 Rd/NE HH Highway intersection

Carroll stated the request involved 27.9 acres that is a portion of Missouri Route 13 Highway right-of-way north of Highway 50 and approximately 1,850 ft. south of Highway 13 and Northeast 200 Road/HH Highway intersection. In August 2017, the City of Warrensburg began to annex property from the east side of Cayhill subdivision to the Dollar Tree Distribution Center site. The Missouri Department of Transportation (MoDOT) will continue to own Highway 13, and they submitted the petition to be annexed into the City of Warrensburg in January 2018. Staff recommended approval for the following reasons:

1. The requested zone is a reasonable extension of an adjacent, existing GB district.
2. The proposal is compatible with the surrounding and existing land uses.
3. The proposed zone is consistent with the 2017 Future Land Use map.

C. Request to Establish an LI: Light Industrial District for property to be annexed into the City of Warrensburg
Northeast corner of the intersection of Missouri Route 13 Highway & Highway 50

Carroll stated the request involved 69.63 acres that is at the northeast corner of Missouri Route 13 Highway and Highway 50 intersection. The owner is requesting this tract of land also be annexed into the City and established as a LI district. Kohl asked staff how the watershed through the property would be addressed. Weldon Brady, Brady Commerce Park LLC, stated he is working with a consultant on a master plan.

Staff recommended approval for the following reasons:

1. The proposed zone is consistent with the 2017 Future Land Use map.
2. The proposed LI zone is compatible with the adjacent, existing land use of the Dollar Tree distribution center and the trend of development on the east side of Highway 13.

D. Request to Establish an LI: Light Industrial District for property to be annexed into the City of Warrensburg
Southeast corner of the intersection of Missouri Route 13 Highway & the extension of Veterans Road

Carroll stated the request involved 8.29 acres that is located at the southeast corner of the intersection of Missouri Route 13 Highway and the extension of Veterans Road. The owner is requesting this tract of land be annexed into the City and established as a LI district. Westenhaver asked staff if a gas station was proposed for the site, and Staff replied the applicant listed a convenience store on the application. Public comment was received as follows:

Anthony Bickerton, 1241 Vivian Drive, appeared at the Planning and Zoning Commission meeting. He stated he was a resident of the Cayhill Subdivision and represented ten families who are concerned about future development including extending Veterans Road, increased traffic, noise and light pollution.

Staff recommended approval for the following reasons:

1. The proposed zone is consistent with the 2017 Future Land Use map.

2. The proposed LI zone is compatible with the adjacent, existing land use of the Dollar Tree distribution center and the trend of development on the east side of Highway 13

5. Motions, Resolutions, and Recommendations

- A. Request for Conditional Use Permit: Land Use 13.300 Ambulance Service in a GB: General Business District
500 block of E. Young Street on the south side of Young Street

Steinkuehler moved to approve the request with the conditions that staff be granted the authority to approve the final site plan, and the Traffic Commission review the proposal. Watts seconded. It was discussed and clarified the matter could proceed to City Council for final action on February 12 and the Traffic Commission review was supplemental to Council action. Approved 8-0. Karscig read and completed the Findings and Recommendation sheet.

- B. Request to Establish a GB: General Business District for property to be annexed into the City of Warrensburg
Missouri Route 13 Highway right-of-way north of Highway 50 and approximately 1,850 ft. south of the Highway 13 & NE 200 Rd/NE HH Highway intersection

Kohl moved to approve the GB zoning designation for the reasons stated in the staff report. Jackson seconded. Approved 8-0. Karscig read and completed the Findings and Recommendation sheet.

- C. Request to Establish an LI: Light Industrial District for property to be annexed into the City of Warrensburg
Northeast corner of the intersection of Missouri Route 13 Highway & Highway 50

Kohl moved to approve the LI zoning designation for the reasons stated in the staff report. Jackson seconded. Approved 8-0. Karscig read and completed the Findings and Recommendation sheet.

- D. Request to Establish an LI: Light Industrial District for property to be annexed into the City of Warrensburg
Southeast corner of the intersection of Missouri Route 13 Highway & the extension of Veterans Road

Jackson moved to approve the LI zoning designation for the reasons stated in the staff report. Watts seconded. Approved 8-0. Karscig read and completed the Findings and Recommendation sheet. Kohl stated the City should initiate conversation with the Cayhill subdivision residents to listen to their traffic concerns. Carroll stated the matter was on the agenda for the next Traffic Commission meeting.

- E. Ordinance Amending Section 27-504 of the Code of City Ordinances of the City of Warrensburg, Missouri Regarding Signs Requiring Permits

Carroll introduced the draft ordinance which amends Ordinance Section 27-504 regarding signs requiring permits. Carroll reviewed the information in the staff report. The Commission discussed the height of the proposed permitted signs. Steinkuehler stated he did not see the need for the height to be 90 ft., and other members stated the

sign would not be seen from Highway 50 without additional height. There was a discussion about maximum height allowed in other cities. Steinkuehler made a motion to amend the proposed ordinance to allow a maximum height of 35 ft. instead of 90 ft. No second was received on the motion. Westenhaver moved to approve the ordinance as written by staff. Jacobs seconded. Approved 5-2 with Steinkuehler and Kohl opposing and Jackson abstaining.

- F. Ordinance Amending Section 27-404 (g) and Establishing Section 27-405 of the Code of City Ordinances of the City of Warrensburg, Missouri Regarding Residential Driveways

Kohl asked staff if the ordinance will permit circular driveways, and staff replied it would. Steinkuehler moved to approve the ordinance. Terry seconded. Approved 8-0.

6. Comments of Commissioners and Staff

None.

7. Adjournment

Carroll stated the Planning and Zoning Commission has one item for review in March. Steinkuehler moved to adjourn the meeting. Westenhaver seconded. Approved 8-0, and the meeting adjourned at 6:42 p.m.

Date: 3/5/18

Chair 