



CITY OF WARRENSBURG, MISSOURI
PLANNING AND ZONING COMMISSION MINUTES

April 1, 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, Jeff Terry and Dewayne Jackson were present. Member Danielle Johnston was 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 February 4, 2019 meeting. Kohl seconded. Approved 6-0 with Terry abstaining.

4. Requests and Petitions Presented – None

5. Motions, Resolutions, and Recommendations

5.1 Preliminary Plat "Lions Gate" Lots 1 thru 86, Tracts A & B

Carroll summarized the process of submitting and reviewing preliminary plats and final plats. Carroll stated the preliminary plat shows the final plats will be submitted in phases; however, no construction documents or final plats have been submitted at this time. Carroll summarized the request and stated the property has been zoned a R1 District since at least 1992, and the last three adopted Future Land Use maps have shown it as a single family residential area.

The applicant, Justin Harris on behalf of BurgBuilder LLC, appeared and stated he participated in a discussion last year with City Council to encourage entry-level, single family development. Harris stated the property is in a R1 District and the plan complies with the ordinance requirements. Brooks asked Harris what is the target price range, and Harris replied he wanted to see some in the \$180,000 and due to construction expenses for right-of-way improvements, it will probably be \$200,000. The Planning and Zoning Commission discussed with Harris and the engineer, Kevin Sterrett, about storm drainage, the detention basins and hard piping the storm water released from Tract B down to Southwest Drive and High Drive.

Public Comment was received as follows:

Christian Cutler, 30 Woodland Trail, stated he is the President of the Spring Ridge Neighborhood Association and he has both rented and owned in Warrensburg. Cutler stated the size of the development in the area is tasteless. He stated fifty different residents in the Spring Ridge area and other areas were shocked that this was to be larger than the Iron Horse Subdivision. Cutler stated

he believed the development was going to be 20-40 estate type houses. He stated he is concerned about runoff into Spring Ridge Lake and Lions Lake and there not being money to dredge them, the traffic created by 86 lots and the aesthetics.

Elizabeth Viscusi, 328 Jones Ave, stated she has lived in Warrensburg for 45 years, and the area of development is cover for animals, birds and deer. She stated there were eagles nesting on the property before they started their work. Viscusi stated the area is not ready for the traffic, and she is worried about 86 houses on 27 acres of land.

Rosalie Welling, 730 S. Main St., stated a man conducting a geological survey showed her the plat and allowed her to make a copy. Welling stated the plat showed 46 houses and now there is 86 houses, and 15 of the small lots will adjoin her property. Welling stated 60 ft. by 120 ft. lots will have little green space, and she is worried about the traffic and environmental impact on wildlife.

Becky Dyer, 17 Locust Lane, stated she is a realtor, lives in the Spring Ridge neighborhood and loves nature. Dyer stated she did not know if 86 houses could fit and is for the preservation of green areas. She is worried about silt and runoff.

Nancy Marshall, 513 Southwest Dr., stated she has lived at her house for 10 years and the wildlife do not come around anymore. Marshall sated Lions Lake was dredged, and the east end has filled up again. She doesn't know how it will work and doubts there is room for 86 houses.

Teena Simon, 26 Timberline Dr., stated she had the same concerns as other speakers including runoff, environment impact, and traffic on Main Street. Simon stated she is not against development, but the proposed development is too big for that area.

Roxanne Bralick, 29 Woodland Trail, stated she has lived in Warrensburg 20 years. She prides herself on taking care of the property she owns. Bralick stated she has an arborist come annually for the care of trees and shrubs on her property. Bralick stated she loves wildlife and has a family of fox under the deck. She stated Iron Horse and Oakmont ruined the wildlife habitat around the Spring Ridge lake. She stated the proposal does not fit with the area., that plans have been changed in the last 22 years and she wants her arborist to walk the property.

Bobbie Erickson, 613 Goodrich Dr., stated her main concern was the traffic on Main Street. She walks frequently on Main Street and if two cars are coming down Main Street, one will stop to let the other pass because there are lots of walkers, bikers, strollers and kids on the street. Erickson stated the area does not need more cars coming out onto that street, and the little bit of sidewalk Lions Gate will have does not take into account the rest of Main Street.

Mary Solomon, 611 Darrow, stated she agreed with Bobbie Erickson. Also, the intersection of W. Clark Street and Main Street is confusing and this will make it worse.

Russell Coleman, 601 S. Main St., stated he has lived at his address for 40 years, and the proposed area is perfect for 20 nice houses which will make it a quality area in the city. Coleman stated with 130 more cars, he did not see how Main Street would accommodate the cars. He stated with 86 houses the trees will be gone and he is opposed to the plat.

Christopher Meyer, 402 Hillcrest Dr., stated he has lived at his residence for two years, and he is concerned with traffic on Main Street, Hillcrest, and Jones. Meyer stated he is concerned with 200 cars coming out of the subdivision and cutting through Southwest Estates to get to UCM. He is concerned about the aesthetic of losing large shade trees.

Maria Lamirande, 509 Southwest Dr., stated she has lived in Warrensburg for 25 years and eight years in the area. Lamirande stated she had the same concerns as others including, loss of habitat and pollution since she picks up trash every day. She stated she is not against building there, but she is against 86 houses.

John Lamirande, 509 Southwest Dr., stated he was concerned with the stormwater run-off, and after the last snowstorm, the snow melted and flooded the gully between his house and his neighbor's house. The sediment would run-off into Lions Lake, and it is already full. Lamirande stated for five years, Warrensburg has been an Arbor City, and he is concerned for the trees. He is concerned about his safety if the Tract B berm fails.

Clayton Johnson, 819 S. Main St., stated he lives on the other side of Main Street with family living there for over 50 years, and his property provide sanctuary to a lot of deer and other wildlife. Johnston said his primary concern is the stormwater, fertilizer and pollutants getting into the lake. He stated currently none of the water from this property comes onto his property. The water that comes onto his property is from north of this land from the Welling's land. If any from this land comes starts coming onto his property it will cause sediment and gouging. Johnson stated he was shocked with 30 houses and even more shocked with 86 houses, and it does not match the neighborhood.

Eva Clark, 604 Hillcrest Dr., stated she want to college here and came back to start a family. Clark stated the area has beautiful trees, and it is a great place to walk kids and dogs. She stated it is already dangerous with no sidewalks in Southwest Estates and will get more dangerous with these people cutting through. She stated a traffic study while school is in session is warranted. She stated with her biology degree, there is no way to build 86 houses without causing a sediment issue in the lake with algae levels, and fish die-offs from the nitrogen levels. She said she has no issue with development, but 86 houses is excessive.

Steinkuehler questioned what stormwater standard the project was required to meet? There was a discussion about whether or not the stormwater from Tract B should flow overland or be hard-piped to the street to the south. Terry moved to approve the preliminary plat with the conditions 1-7 requested by staff and condition 8 shown below:

1. Show Storm Line within S.D. & U.E. on lot 82, additional inlet structure on Carmen Lane may be needed to correct.

2. The project location on the Location Map in the top right corner of Sheet 1, shows the incorrect location of the property. This would also change the quarter section of the property in the legal description.
3. Replace the word "corporation" in the last sentence of the notary statement with the words "limited liability company".
4. Show the full 40' width of R/W that the developer owns on the Detail of Main Street R/W on the first sheet. Currently, it only shows from the centerline back west which is 30' but the survey shows the developer owns 10' east of the centerline.
5. Amend the first sentence of the Access Easement dedication to read "Those areas shown and designated on the Plat as 'Access Easement' or 'A/E' are hereby dedicated to the City for the purpose of access to Tract B and to the Lions Gate Owner's Association, or its successors and assigns, for purposes of access and maintenance to Tract B."
6. Staff notes that all public improvements, including the sidewalk along Main Street on Tract A must be completed before the Final Plat for any phase can be recorded or the developer can enter into a development agreement with adequate security to assure all improvements are completed.
7. The way Tracts A & B are labeled it could be interpreted that only the areas inside the dashed lines are being dedicated as S.D. & U.E.'s. All of Tracts A & B must be dedicated as S.D. & U.E.'s. Label the tracts so that it is obvious to anyone reading the plat that the whole tract is an S. D. & U.E. and the dashed lines are only depicting the limits of the berm.
8. Hard pipe the stormwater out of the southwest corner of Tract B all the way south to Southwest Drive and High Drive.

Watts seconded. Motion Failed 3-4.

6. Other Business and Appearance By the Public

6.1 FY20 Budget Request

Carroll summarized the Planning and Zoning Commission training options for the FY20 budget request. She stated the Commission did not have to make a final decision at this time. Steinkuehler made a recommendation to send two commissioners to the Quad-State Planning Conference and budget for webinars. He would like to see webinars on tiny houses, street fragmentation, and sidewalks not being built until the lot is developed. He also asked what is being done about discrepancies between different agencies with different development standards. Such as subdivision being built right outside and next to the City.

7. Comments of Commissioners and Staff – None.

8. Adjournment

Steinkuehler moved to adjourn the meeting. Watts seconded. Approved 7-0. The meeting adjourned at 6:46 p.m.

Date: _____

7/1/19

Chair _____

