



CITY OF WARRENSBURG, MISSOURI  
PLANNING AND ZONING COMMISSION MINUTES  
May 7, 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 Danielle Johnston, Bob Watts, Bob Steinkuehler, Mark Karscig, Andy Kohl, Deanna Westenhaver and Dewayne Jackson were present. Members Jeff Terry and Nolan Brooks was absent. Also present were Barbara Carroll, Director of Community Development and Kristin Pack, City Planner.

**3. Minutes of Previous Meetings**

Members reviewed the minutes. Westenhaver moved to approve the minutes from the March 5, 2018 meeting, and Watts seconded. Approved 6-0 with Johnston abstaining.

**4. Requests and Petitions Presented**

None.

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

5.1 Minor Plat of 2nd Re-Plat of Northside Christian Church Addition  
*500 N. Ridgeview Dr. & 835 E. Gay St*

Carroll summarized the staff report and the remaining corrections requested by City Staff. Steinkuehler asked for clarification of the property's zoning. There was a general discussion about signs, sidewalks and how the current zoning was shown on the plat. It made it appear some of the houses and properties along Gay Street were zoned multi-family. Carroll stated action on the plat would not create a zoning district change. Staff recommended approval with a list of conditions. Kohl moved to approve the plat with the conditions below which include staff's conditions and a new condition that the plat show the correct zoning designation.

1. The plat name in the title block and the name of the plat in quotes in the Dedication block must match. Add the word Addition to the plat name in the title block.
2. Show all the building improvements for 500 N. Ridgeview Dr. What is shown does not include the footprint of the new building built in 2017.
3. Both lots are labeled Lot 2A-1. One of them needs to be Lot 2A-1 and the other labeled Lot 2A-2. They cannot both be Lot 2A-1.
4. Label the existing easements as "Existing Storm Drainage and Utility Easements" or "Existing SD & UE" since that is what they were dedicated as on the former plat and that is what is covered under the dedication block on this plat.
5. Show the correct zoning designations on the plat.

Watts seconded. Approved 7-0. Karscig read and completed the Findings and Recommendation sheet.

**6. Other Business and Appearance By the Public**

6.I Review of FY19 Budget Proposal

Carroll reviewed the FY18 budget request from the current budget cycle and summarized the several training options in the FY19 budget request. There was a general discussion about the conference training options and webinars. Steinkuehler stated the Commission should send two commissioners for one-day training to the Missouri APA conference, and he would be interested in webinars regarding drones and ethics. Carroll stated two webinars could be done during the FY18 budget cycle, and the Commission can request funds to view two different webinars next year.

Steinkuehler moved to request \$1250 in funds to send two Commissioner to Commissioner training at the Missouri APA conference and to view two webinars. Kohl seconded. Approved 7-0.

6.II Request to Annex

*800 Block of West Gay Street on the North Side of West Gay Street*

Carroll informed the Planning and Zoning Commission the zoning for the said property will not be heard at City Council until June, but the annexation request will be heard by City Council on May 14, 2018.

**7. Comments of Commissioners and Staff**

Carroll stated the July meeting will be Monday, July 2 prior to the Wednesday, July 4 holiday. She asked if members were going to be out of town to please let her know as soon as possible so quorum could be tracked.

**8. Adjournment**

Steinkuehler moved to adjourn the meeting. Jackson seconded. Approved 7-0, and the meeting adjourned at 6:05 p.m.

Date: 6/4/18

Chair Mark P. Kaus