



CITY OF WARRENSBURG, MISSOURI  
PLANNING AND ZONING COMMISSION MINUTES  
June 4, 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 Nolan Brooks, Danielle Johnston, Bob Steinkuehler, Mark Karscig, Andy Kohl, Jeff Terry, and Dewayne Jackson were present. Member Bob Watts was absent. Also present were Barbara Carroll, Director of Community Development and Kristin Pack, City Planner. Carroll stated Deanna Westenhaver had opted not to be reappointed to a second term.

**3. Minutes of Previous Meetings**

Members reviewed the minutes. Steinkuehler moved to approve the minutes from the May 7, 2018 meeting. Jackson seconded. Approved 6-0 with Terry abstaining.

**4. Requests and Petitions Presented**

**4.I Request to Establish a R2: One and Two-Family Residence District**

*91 NW 10 Road located in the 800 block of West Gay Street on the north side of West Gay Street*

Carroll stated the request involved 3.87 acres that is at 800 block of West Gay Street on the north side of West Gay Street. The owner is requesting this tract of land be annexed into the City and established as a nR2 district. The zoning request will be on the June 25, 2018 City Council meeting. Staff recommended approval for the following reasons:

1. The requested zone is a reasonable extension of an adjacent, existing R2 district.
2. The proposal is compatible with the surrounding and existing land uses.

**4.II Request for Conditional Use Permit For Telecommunications Monopole Tower**

*1111 S. Mitchell St. Apt. B*

Carroll introduced the request for a Conditional Use Permit to develop a portion of the tract of land for a telecommunications monopole tower. Carroll clarified the development is located on the south side of 1111. S. Mitchell St. Apt B which will be leased by Xcell Towers, LLC. A telecommunication towers is permitted by right in LI District if it meets the height requirements; however, since this proposal exceeds 80 ft. it can only be allowed by Conditional Use Permit. Kohl asked Staff what was the height of the existing tower on the property, and Pack replied 80 ft. Steinkuehler asked about the regulation that the design shall be appropriate, and Pack replied sometimes design is used to limit the impact the visibility of a tower if it near a residential area or historic district.

Deke Alkire, 276 NW Co Rd OO, addressed the Commission about the proposed Conditional Use Permit. Mr. Alkire asked how the cell tower site would be accessed and

if there would be a driveway off Mitchell Street? Staff replied access would be from Alkire Parkway.

## 5. Motions, Resolutions, and Recommendations

- 5.I Request to Establish a R2: One and Two-Family Residence District  
*91 NW 10 Road located in the 800 block of West Gay Street on the north side of West Gay Street*

Jackson moved to approve R2 Zoning designation for the reasons stated in the staff report. Kohl seconded. Approved 7-0. Karscig read and completed the Findings and Recommendation sheet.

- 5.II Request for Conditional Use Permit For Telecommunications Monopole Tower  
*1111 S. Mitchell St. Apt. B*

Jackson moved to approve the request with the condition that staff be granted the authority to approve the final site plan. Brooks seconded. Approved 7-0. Karscig read and completed the Findings and Recommendation sheet.

- 5.III 3rd Replat Of Hawthorne Estates Minor Plat  
*480 Sycamore Court & 484 Sycamore Court*

Carroll summarized the staff report and the remaining corrections requested by City Staff. Carroll clarified Lot 21-B is two combined lots from a plat approved by the Planning and Zoning Commission last year. Kohl moved to approve the plat with the condition below.

1. Add the dedication statements that appeared on the March 20, 2018 version of the plat but were dropped from the May 15, 2018 version.

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

- 5.IV Re-Plat Lot 4 of Hawthorne Development  
*1205 Basswood Street*

Carroll summarized the staff report and the remaining corrections requested by City Staff. Carroll stated the zoning designation for the lots would not change because a R3 District allows a single family, duplex or triplex. Steinkuehler asked Staff what is the cross hatching on the plat, and Carroll replied it is an access easement which is no longer necessary, and Public Works is allowing it to be vacated. Kohl asked Staff about the remainder of the larger existing lot? Carroll replied there is an active building permit for apartment complexes on what is labeled Lot 4A on the proposed plat. Kohl moved to approve the plat with the conditions below.

1. Include Tracts D, E, & N Hawthorne Development in the written legal description. They are in the boundary description provided but not stated in the first paragraph.
2. Show the length/distance of the north lot line of Lot4A.

3. In the written boundary description, verify the following measurements and bearings. They do not appear to match the survey part of the plat:
  - a. Line 10: S86°59'43"
  - b. Line 10: 170.01'
  - c. Line 13: 371.01'
  - d. Line 14: 351.80'
4. Verify the correct owner information for both the owner shown on Lot 4A in gray scale and the owner listed in the Notary Block. The deed for the property and the plat application both state Stonewall Heights, LLC, not Hamilton Property Corporation.
5. Remove the "(60)" label from Northern Hills Road. Keep the words "Northern Hills Road."
6. Correct the building line adjacent to Basswood Street. It is 30' not 35' as shown.
7. Show addresses on each lot as assigned by Fire Department:
  - a. Lot 4A is 1205 Basswood Street
  - b. Lot 4B show both 397 Basswood Street and 417 Poplar Street. Final address will be assigned when a building permit is issued.
  - c. Lot 4C is 419 Poplar Street

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

- 5.V Preliminary Plat of Hunter Hollow, 3<sup>rd</sup> Plat  
899-897 W. Gay St., 401-409 Hunter St, & 901-915 Mill St.
- 5.VI Final Plat of Hunter Hollow, 3<sup>rd</sup> Plat  
899-897 W. Gay St., 401-409 Hunter St, & 901-915 Mill St.

Carroll stated the applicant wishes to continue the applications for Items 5.V and 5.VI to the July meeting. The applicant, Brian Colson, appeared and confirmed this statement. Steinkuehler asked Staff how is the discussion regarding the issues identified at prior meetings when the second plat of Hunter Hollow was approved. Carroll stated she did not know the state of those discussions but her understanding was the surveyor is currently out of the country and was unable to make the corrections requested by staff prior to the Commission meeting. The Commission agreed to continue the both applications to the July 9, 2018 meeting.

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

**7. Comments of Commissioners and Staff**

Carroll recommended showing the requested webinars at the August meeting.

**8. Adjournment**

Jackson moved to adjourn the meeting. Steinkuehler seconded. Approved 7-0, and the meeting adjourned at 6:09 p.m.

Date: 7/9/18

Chair 