



CITY OF WARRENSBURG, MISSOURI
PLANNING AND ZONING COMMISSION MINUTES
June 7, 2021

1. Call to Order

The meeting was called to order by Bob Steinkuehler at 5:30 PM via a video conference call.

2. Roll Call

Roll was called and members Dewayne Jackson, Bob Steinkuehler, Shari Bax, Jim Kushner, Don Nimmer, Steve Westhead, Jeff Terry, and Andy Kohl were present. Member Casey Lund was absent. Also present were Barbara Carroll, Director of Community Development, and Kristin Dyer, City Planner.

Carroll stated Kushner will be the Mayor's representative for the next year.

3. Minutes of Previous Meetings

Members reviewed the minutes. Jackson moved to approve the minutes from the May 3, 2021 meeting. Bax seconded. Steinkuehler stated he had a correction in the minutes regarding the road network and the Cayhill Development. It was changed to "general discussion about the future of the Highway 13 transportation network in the area including Highway HH...". Without any further corrections, a roll call vote was taken. Approved 5-0 with Terry, Kushner, and Westhead abstaining.

4. Requests and Petitions Presented

- 4.I Request for Rezone GB: General Business District to R1: Single-Family Residence District and GB: General Business District to R4: Medium Density Multifamily Residence District
Roughly bounded by City Limits to the north, Larson St to the west, Hwy HH to the east, and Veterans Rd to the south.

Carroll stated the request involves portions of the Cayhill Phase 6 plat and the surrounding land. The part to be rezoned to R1 includes all or portions of Lots 196-200, and the remaining land is requested to rezone to R4. There was a short discussion about the ownership and future of Highway HH and the location of the mitigation area on the R4 portion.

- 4.II Request for Conditional Use Permit for an Axe-Throwing Range in a CB: Central Business District
108 W. Pine St.

Carroll summarized the request to use the property for an axe-throwing range and stated staff asked to waive the site plan. The building footprint is not going to be enlarged and a floor has been provided.

Staff recommended approval for the following reasons:

1. The proposal is in keeping with the intent of the CB district regulations and the general trend of development in that area.
2. The property is located on W. Pine St., an arterial street. Staff does not anticipate negative impacts on the surrounding properties from using the space for Land Use 6.150 or any additional traffic it may generate.

3. Land Use 6.150 at 108 W. Pine Street shall not include a shooting range for firearms or archery range.

Jon Barton stated he was available to answer any questions.

5. Motions, Resolutions, and Recommendations

- 5.I Request for Rezone GB: General Business District to R1: Single-Family Residence District and GB: General Business District to R4: Medium Density Multifamily Residence District
Roughly bounded by City Limits to the north, Larson St to the west, Hwy HH to the east, and Veterans Rd to the south.

Kohl moved to approve the R1 and R4 Zoning designations for the reasons stated in the staff report. Jackson seconded. Approved 8-0 on a roll call vote. Steinkuehler read and completed the Findings and Recommendation sheet.

- 5.II Request for Conditional Use Permit for an Axe-Throwing Range in a CB: Central Business District
108 W. Pine St.

There was a discussion about the dimensions of an axe-throwing lane, safety concerns of combining an axe-throwing use with a bar use and the applicant's safety record at two other locations where he operates the same type of establishment and staff's stipulation that the CUP not include a shooting range for firearms or archery range at this location. Carroll stated that was because the applicant had not included that in their request and those activities would include additional safety certifications through the business licensing process.

Westhead moved to approve the conditional use permit for the reasons stated in the staff report. Terry seconded. Approved 8-0 on a roll call vote. Steinkuehler read and completed the Findings and Recommendation sheet

6. Other Business and Appearances by the Public – None.


7. Comments of Commissioners and Staff

- 7.I July Meeting Date and Type
Carroll stated there will be a meeting next month since staff has received four plat applications and the deadlines for rezoning requests and conditional use permits have not passed yet. After a brief discussion, Terry moved to conduct the next meeting in person. Kushner seconded. Approved 8-0.

8. Adjournment

Kushner moved to adjourn the meeting. Without any further business, the meeting adjourned at 5:58 p.m.

Date: 6 June 2021


Chair