



CITY OF WARRENSBURG, MISSOURI  
PLANNING AND ZONING COMMISSION MINUTES  
July 1, 2019

**1. Call to Order**

The meeting was called to order by Chair Mark Karscig at 5:31 PM at the Warrensburg Municipal Center.

**2. Roll Call**

Roll was called and members Mark Karscig, Bob Steinkuehler, Casey Lund, Dewayne Jackson and Jeff Terry were present. Members Andy Kohl and Bryan Jacobs were absent. Also present were Barbara Carroll, Director of Community Development and Kristin Dyer, City Planner.

**3. Minutes of Previous Meetings**

Members reviewed the minutes. Jackson moved to approve the minutes from the April 1, 2019 meeting. Steinkuehler seconded. Approved 4-0 with Lund abstaining.

**4. Requests and Petitions Presented – None**

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

5.1 Cayhill, Lots 188-194 Final Plat  
*Estates Drive*

Carroll summarized the staff report and stated the roads for Cayhill Phase 4 have started, but no houses have been constructed at this time. Carroll stated this final plat would create seven new lots and the addition of Owen Street going west. Carroll highlighted the remaining corrections required by City staff.

Steinkuehler moved to approve the final plat with the conditions 1-7 requested by staff shown below:

1. The vicinity map must be black and white line drawing. An aerial photo will become a solid black box when scanned for recording at the Recorder's Office. None of the information on it will be readable at that point.
2. All utility easements on the plat must be labeled as S.D. & U.E.
3. In the Easements section, delete the words "OR BY THE ABBREVIATION 'S.D.' AND OR 'S/D' and 'U.E.' AND OR 'U/E' " at the end and replace with the words "S.D. & U.E". All easements on the plat must be labeled and dedicated as S.D. & U.E. There can be no individual S.D or U.E's.
4. In the dedication block change, "(SUBDIVISION NAME, INCLUDING LOT NUMBERS AS NEEDED)" with "Cayhill, Lots 188-194".
5. The Notes #9 and 10 about zoning and Tract O that the City requested be added must be in a separate section labeled GENERAL NOTES. They cannot be in the SURVEYOR NOTES section.
6. For the address on Lot 188, just show 1248 in the rectangle. The words Estates Drive is not necessary.

7. In the ACKNOWLEDGEMENTS Section add the words "on \_\_\_\_\_ day of \_\_\_\_\_." to the end of the sentence.

Terry seconded. Approved 5-0.

5.II Culver's Addition Minor Plat  
906 & 906A N. Simpson Dr.

Carroll summarized the staff report and stated the minor plat would create two lots. Additionally, the City has required right-of-way improvements to Simpson Drive on the plat. Carroll highlighted the remaining corrections required by City staff. Steinkuehler asked staff why Simpson Drive right-of-way was not shown across Lot 2 so that it could eventually connect to Hawthorne Blvd. on the east and create an outer road for Highway 50. Carroll stated the City cannot require right-of-way be dedicated that is not shown on the Major Street Plan. The Planning and Zoning Commission and staff discussed the Major Street Plan, right-of-way access and a future discussion with the property owners about extending the road.

Steinkuehler moved to direct planning staff to meet with the Myers and see what opportunity there is to extend Simpson Drive to Hawthorne Blvd and report back to the Planning and Zoning Commission in August the results of that conversation for a decision on the plat.

Matt Schlicht spoke on behalf of the applicant and stated it was imperative to get a decision on the plat that night to keep the project alive. Steinkuehler stated he was trying to prevent the City from making a generational mistake. No second on the motion was received.

Steinkuehler moved to approve the minor plat with the conditions 1-6 requested by staff and condition 7 shown below:

1. Remove the first plat boundary description.
2. Remove "APPROVED: ASSESSOR'S OFFICE" from the Mortgage Holders Signature block.
3. Remove the following:

JOHNSON COUNTY:  
APPROVED: ASSESSOR'S OFFICE

\_\_\_\_\_  
JOHNSON COUNTY ASSESSOR      DATE

4. The owner signature section is missing the following:

Byron Myer, Inc

\_\_\_\_\_  
by (insert name), (insert position held in the corporation)

Attest:

(insert name, insert position held in the corporation)

5. The Dedication statement must include the words "It shall be sufficient description of each lot platted hereon to be designated by the number or alpha character which appears on said lot followed by the words "CULVER'S ADDITION".
6. Show the 30' building setback north to south from Simpson Drive on Lot 2.
7. That planning staff meet with the Myers and see what opportunities there are to extend Simpson Drive to Hawthorne Boulevard and report back to the Planning and Zoning Commission in August.

Terry seconded. Approved 5-0.

5.III Ordinance Repealing and Replacing Ordinance 5494 of the City of Warrensburg Marijuana Related Uses

Carroll introduced the draft ordinance which repeals and replaces Ordinance 5494 adopted in January 2019 regarding marijuana related uses. Carroll reviewed the information in the staff report and summarized the changes in the method of measuring the distance between protected uses and medical marijuana related uses and the addition of a medical marijuana transportation facility use.

Jackson moved to approve the ordinance as presented by staff. Lund seconded. Approved 5-0.

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

David Ewing, 1024 Walnut Lane, appeared and stated it is a continuing battle with Holiday Inn hotel and wanted to discuss three positive things to consider. First, what barriers take place between healthy neighborhoods and new businesses that could go in there such as the original barriers like a 6 ft. fence when hotels were one-story in height. Second, ways of communicating with City Council. There was a neighborhood meeting but when it was forwarded to City Council, things were changed. Third, what makes a major change that council should debate? When the final version came out, the berm was changed, and there was not a conversation about the berm. The berm was supposed to 10 ft high and across the property, but it is only halfway now. If there is a major change then there should be a conversation with the people about the major change.

Carroll stated the matter could be placed on a future meeting agenda to allow the Commission to discuss the matter. The Commission directed staff to place it on the August 5 agenda.

**7. Comments of Commissioners and Staff – None.**

**8. Adjournment**

Seeing no further discussion, the meeting adjourned at 6:19 p.m.

Date: 5 Aug 19

  
Chair