



CITY OF WARRENSBURG, MISSOURI  
PLANNING AND ZONING COMMISSION MINUTES  
July 3, 2023

**1. Call to Order**

The meeting was called to order by Chair Shari Bax at 5:30 p.m. at the Warrensburg Municipal Center.

**2. Roll Call**

Roll was called, and members Jan Jones, Shari Bax, Katharine Norton, Dewayne Jackson, Don Nimmer, Bruce Uhler, and Andy Kohl were present. Member Jeff Terry was absent. Also present were Barbara Carroll, Director of Community Development; Danielle Dulin, City Manager; and Kristin Dyer, City Planner.

**3. Minutes of Previous Meetings**

**3.I April 3, 2023**

Members reviewed the minutes from April 2023. Jackson moved to approve the minutes. Kohl seconded. Approved 6-0 with Bax abstaining.

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

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

**5.I Minor Plat of Schnatz Park, Plat No. 1  
715 E. Young St. & 729 PCA Rd.**

Carroll clarified this is a lot combination with the existing daycare center property and Lot 2 of Alex's Addition. Alex's Addition was reviewed by the Planning and Zoning Commission within the last few months. The applicant was not present for questions. Staff recommended approval of the minor plat with the following conditions:

1. Correct label so it reads "ACCESS AND UTILITY ESMT FOR PUBLIC USE Plat Book 9, Page 15". Should be 15 not 50.
2. For the 15 ft. S.D. & U.E. along Young Street on the west "leg" of Lot 2-A, place the label for the "15 ft. S.D. & U.E. and Sanitary Sewer Easement Book 1369, Page 26" inside the easement area.

Kohl moved to approve the minor plat with staff recommendations. Jackson seconded. Approved 7-0 on a roll call vote. Bax read and completed the Findings and Recommendations.

**5.II Minor Plat of Stella Place  
709 S. Holden St.**

Carroll explained this is not a lot combination or a lot split. The plat was created a lot with the same boundaries as the existing parcel. Carroll stated the property has an active building permit for a structure that meets the requirements for the proposed lot. The applicant, Ethan Ferrell, on behalf of Barnwood Heroes Properties LLC, was present and clarified the gravel driveway and building have been already removed. Staff recommended approval of the minor plat with the following condition:

1. The existing building and gravel driveway are required to be removed prior to the plat being recorded so that no new non-conforming situations are created by the plat. The survey will need to be revised to reflect their removal before the mylar is printed.

Jackson moved to approve the minor plat with the staff recommendation. Uhler seconded. Approved 7-0 on a roll call vote. Bax read and completed the Findings and Recommendations.

5.III Minor Plat of Wyatt Place  
133 & 135 N. Water St.

Carroll stated this is a replat of two lots that were part of the Original Plat of Warrensburg. The original lots were oriented north, and the proposed lots are oriented west. Carroll explained the plat dedicates 11.5 ft. of right-of-way for Culton St., and Lot 2 has an active building permit for a duplex. The applicant, Ethan Ferrell, on behalf of Barnwood Heroes Properties LLC, was present.

Staff recommended approval of the minor plat with the following condition:

1. Add a note that a sidewalk is required on the north side of Lot 1 on Culton Street.

Nimmer moved to approve the minor plat with the staff recommendation. Kohl seconded. Approved 7-0 on a roll call vote. Bax read and completed the Findings and Recommendations.

5.IV An Ordinance Amending Section 27-246 of the Code of City Ordinances of the City of Warrensburg, Missouri, Regarding Marijuana-Related Uses

Carroll stated there were no changes made to marijuana location restriction requirements when the Planning and Zoning Commission reviewed them last winter. However, City Council stated they would entertain a specific request if it came forward in the future. In June, Jake Griffith requested City Council to look at the location restriction requirements. Carroll reviewed the proposed ordinance and stated it eliminates the 100 ft. buffer from a residential district and the 250 ft. buffer from liquor by the drink.

Jake Griffith, 1115 Anderson St., stated he would like to open a marijuana micro-dispensary in Warrensburg. Mr. Griffith stated unlike a comprehensive facility (sells both medical and recreational marijuana), a micro-dispensary is a "mom and pop shop," and one of the requirements is the individual's net worth is less than \$250,000. Griffith presented a hand-out of slides to the Planning and Zoning Commission.

Griffith requested that micro-dispensaries not be held to the same regulations as a comprehensive facility and requested the City eliminate the 100 ft. buffer from a residential zone, eliminate the 250 ft. buffer from liquor by the drink, and reduce the 1000 ft. buffer from a school, church, daycare center, and public library to 100 ft. Griffith stated he could not submit an application for a micro-dispensary with the way the ordinance is currently written.

The Commission discussed how to protect residential districts and the merits of measuring the residential distance from the primary residential structure in a residential district, whether or not any school bus stops are located outside residential districts, the location of churches in the Central Business District and how different distances would impact siting a dispensary downtown, that micro in microdispensary means a smaller

operator/owner not a smaller footprint for the business itself, and that market forces may further limit the number of locations a dispensary can be located in areas the City allows.

Jones moved to approve the ordinance as presented by staff. Jackson seconded. Approved 5-2 on a roll call vote. Bax read and completed the Findings and Recommendations.

5.V Overview and Discussion of the Sewer Revenue Bond for Upgrades and Improvements to Warrensburg's Wastewater Treatment Plants  
*Presentation by Danielle Dulin, City Manager*

Dulin stated there is a special election on August 8 to vote on the sewer revenue bond issue. The City is asking for approval to issue \$22,000,000 revenue bonds. The funds to pay back the bonds is already factored into the rate structure City Council approved in April of this year. The bond funds will be used for planned upgrades to both plants. The capacity at the plants have not been upgraded since 2009. Over the last several years, the City has started to see a 1,500,000 flow capacity, and in a heavy rain event, it will go over the 1,500,000 flow capacity.

If the sewer revenue bond issue passes, it will allow the City to issue the bonds through the State of Missouri's revolving loan program with a 1.75% interest rate. If the election issue does not pass, the City will do certificates of participation with an expected 2-2.5% interest rate. If the City cannot upgrade the wastewater treatment plants, the Missouri Department of Natural Resources can issue a consent decree and not allow any new connections to the system meaning no new building permits for new businesses or housing could be issued. If the election issue does not pass, sewer rates will have to increase next year. Since it is a special election, there is only one polling place open at the Elks Lodge.

Dulin updated the Planning and Zoning Commission on the Maguire Street Corridor Project. Dulin stated the City has a contract with Burns and McDonnell to be the construction manager for the project. Bax and Uhler were on the consultant selection committee. The project will be completed in two projects. The first project will be from Sparks St. to Broad St. including the bridge going over the railroad tracks. The second project will be Sparks St. to Cooper Blvd. Typically the corridor follows the design of the bridge, but the bridge will follow the design of the corridor.

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

**7. Comments of Commissioners and Staff**

Carroll introduced the Planning and Zoning Commission's new members. Jan Jones, City Council Representative, and Katharine Norton.

Carroll stated at this time, there are no applications for the August meeting; however, the deadline has not passed yet. In the event the August meeting is canceled, the Planning and Zoning Commission needs to look at a date for September due to Labor Day. The Planning and Zoning Commission agreed to meet on Tuesday, September 5, at 5:30 p.m.

**8. Adjournment**

Jackson moved to adjourn the meeting. Kohl seconded. With no objections, the meeting adjourned at 6:45 p.m.

Date: August 7, 2023

  
Chair