



CITY OF WARRENSBURG, MISSOURI
PLANNING AND ZONING COMMISSION MINUTES
August 2, 2021

1. Call to Order

The meeting was called to order by Bob Steinkuehler at 5:30 PM at the Warrensburg Municipal Center.

2. Roll Call

Roll was called and members Bob Steinkuehler, Jim Kushner, Dewayne Jackson, Shari Bax, Don Nimmer, and Casey Lund were present. Andy Kohl, Jeff Terry, and Steve Westhead 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. Bax moved to approve the minutes from the July 6, 2021 meeting. Jackson seconded. Approved 6-0.

4. Requests and Petitions Presented – None.

5. Motions, Resolutions, and Recommendations

5.I Final Plat of Dyer's Last Stand
115 & 117 W. Oak St.

Carroll stated the applicants have submitted a minor plat to combine two lots. There is a house on 115 W. Oak St. and a house on 117 W. Oak St. One of the two existing houses must be demolished prior to the plat being recorded so that no new non-conforming situations are created by the plat.

Staff recommended approval with the following condition. Bax moved to approve with the staff's condition. Lund seconded. Approved 6-0.

1. One of the two existing houses must be demolished 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 remove the demolished structure before the mylar is printed.

5.II Final Plat of Park Place Subdivision Replat
905-907 S. Holden St.

Carroll stated this application was continued at the previous meeting in July. Since then all changes have been made. Steinkeuhler asked about the landscape buffer requirement for new development and if it should be listed as a condition. Staff replied the plat creates the legal lot and the minimum amount of infrastructure should be shown on it. The landscape buffer will be required with the approval of a building permit.

Staff recommended approval with the following conditions.

1. On the easement dedication, after the words "(S.D. & U.E.)" add the words "AND 15' SEWER EASEMENT" before continuing on with the words "AS SHOWN ON THE PLAT."
2. A hydrology study will be required when development plans are submitted.
3. If the development plans are anything other than single-family or multi-family housing, a traffic study may be required when development plans are submitted.
4. Other infrastructure needs (fire hydrants, fire department access, etc.) will be based on potential future development.

Bax moved to approve with the staff's conditions. Jackson seconded. Approved 6-0.

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

7. Comments of Commissioners and Staff

7.1 September Meeting Date

Carroll stated the next regular meeting falls on Labor Day, which is a City holiday. The Planning and Zoning Commission agreed to meet on Tuesday, September 7 at 5:30 pm.

8. Adjournment

Lund moved to adjourn the meeting. Jackson seconded. The meeting adjourned at 5:42 p.m.

Date:

7 SEP 21


Chair