



CITY OF WARRENSBURG, MISSOURI  
PLANNING AND ZONING COMMISSION MINUTES  
September 7, 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, Andy Kohl, and Casey Lund were present. 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. Jackson moved to approve the minutes from the August 2, 2021 meeting. Bax seconded. Approved 7-0.

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

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

5.1 Preliminary Plat Juniper Ridge, 4<sup>th</sup> Plat  
*700-717 Mahogany Ct.*

Carroll stated this area was platted in previous years and Mahogany Ct. is located in the same place as it was shown on prior plats. Currently, there is a curb cut there. There was a brief discussion regarding the lot size for single-family, duplexes, and multifamily housing and the direction of slope of the detention area.

Staff recommended approval with the following conditions. Bax moved to approve with staff's conditions. Kusher seconded. Approved 7-0.

1. Amend Note 2 to say "Tract A shall be used for storm water detention and shall be owned and maintained by the Homeowner's Association. Tract A is not a developable lot and no building permit shall be issued for Tract A."
2. Hydrology study and stamped civil engineering drawings will need to be submitted for sewer, storm and street public improvements. Water public improvements need to be submitted to Missouri American Water.
3. Coordinate with city on location of street lights when civils are submitted.
4. Provide engineered soils report with Final Plat application.

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

**7. Comments of Commissioners and Staff**

Carroll stated there will be a meeting next month.

**8. Adjournment**

Lund moved to adjourn the meeting. Jackson seconded. The meeting adjourned at 5:39 p.m.

Date: 4 October 2021

  
Chair