

## CITY COUNCIL MEETING OF SEPTEMBER 9, 2019

A meeting of the Warrensburg City Council was held on September 9, 2019, at 7:00 p.m., at the Municipal Center, 200 S. Holden, with Mayor Casey Lund presiding. Roll was called as follows: Present were: Brooks, Jacobs, Holmberg, Allen, Lund. Absent: none.

Minutes of the August 26, 2019, City Council meeting were considered. Jacobs moved to approve the minutes of the August 26, 2019, City Council meeting. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Absent: none.

The adoption of the agenda was considered. Allen moved to adopt the agenda. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Absent: none.

Bill No. 9-1-19 being for an Ordinance Adopting the Annual Operating Budget for the Fiscal Year Beginning October 1, 2019 for the City of Warrensburg, Missouri, was read for the second time by title. Finance Director Matthew Lue asked if there are any questions concerning the proposed budget. Holmberg moved to approve. Roll was called for the adoption or rejection of said bill as follows: Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Said bill was declared duly adopted and given Ordinance No. 5543.

Bill No. 9-2-19 being for an Ordinance Approving and Accepting the Final Plat of Casey's Addition, a Subdivision in the City of Warrensburg, Missouri, Located at 303 N. Maguire Street, 302, 308, and 310 E. Gay Street, and 305 and 309 E. Market Street was read for the first time by title. Community Development Director Barbara Carroll said several lots will be combined. She said two of the three structures will need to be demolished before the City can have the plat recorded. Jacobs moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Said bill was declared duly adopted and given Ordinance No. 5544.

Bill No. 9-3-19 being for an Ordinance Approving and Accepting the Minor Plat of Mannering's Broadview Estates, a Subdivision in the City of Warrensburg, Missouri, Located at 805, 807, and 809 Broad Street was read for the first time by title. Carroll said this plat creates three new lots north of Broad Street, and she said City staff recommends approval with five conditions. Allen moved said bill be passed to second reading by title. Carried unanimously. Said bill was read a second time. Roll was called for the adoption or rejection of said bill as follows: Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Said bill was declared duly adopted and given Ordinance No. 5545.

In Other Business was Discussion of Minimum Residential Lot Sizes. Developer and Builder Bryan Colson said he would like to discuss property that is zoned R-4 where approximately 64 residential lots will be built. Colson said he has concerns about the lots that will be lost because of the setbacks on the streets and other regulations. Colson said he is trying to construct homes priced within the current market in Warrensburg which is between \$180,000 - \$190,000.

Colson said he has worked on another site plan with townhomes similar to those constructed at Pebble Creek and Clover Creek Subdivisions in Warrensburg. Colson explained the current size for R-1 zoning and said he would like this same lot size to be shrunk for property zoned R-4. Colson distributed several examples of the type of home that could be built on a smaller lot. There was discussion of the various possible lot sizes, and Carroll said parking requirements

will need to be considered. City Counselor Doug Harris said the current ordinances do provide for a Planned Unit Development (P.U.D.) which would allow for the examination of some subdivision ordinance changes. Harris said there are other considerations that would need to be addressed.

City Manager Harold Stewart said there is a new trend toward smaller lot sizes for some residences. He said if there are changes, there are other considerations such as parking requirements, less space for bike lanes, walking trails, in addition to conditions required for fire trucks and snowplows. Stewart said because of the number of items to be considered before making a permanent change, he would like to recommend a sunset on the changes be considered.

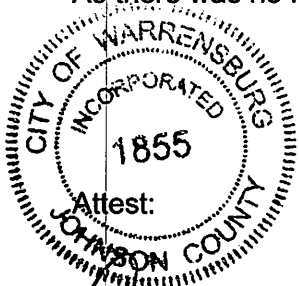
Mayor Lund said there will be a lot of opinions on this subject, and quite a few of them will not be positive. Mayor Lund said we need to be cautious while considering our decision. Mayor Lund said this will have a major effect on Warrensburg. He said while participating in Leadership Missouri, the Mayor said he was asked by several developers when the City would be changing its current minimum density requirements. Mayor Lund said he would like to review some of the studies that show other ways in which this can be accomplished. He said this is important for the future of Warrensburg.

Chairman Pro Tem Jacobs asked about the pros and cons of a P.U.D. Carroll explained with a P.U.D you are committed to the plan because once the plat is filed, you cannot change it unless it is re-plated. This agenda item will be discussed again at a future meeting.

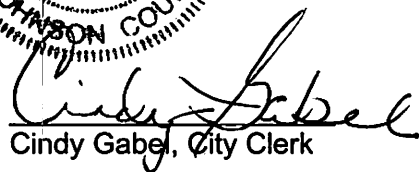
In Mayoral Appointments, Mayor Lund said he would like to appoint Hank Hamann to the Parks and Recreation Board. Allen moved to approve the appointment. Yes: Brooks, Jacobs, Holmberg, Allen, Lund. No: none. Carried unanimously.

In the City Manager Report, Stewart introduced the new Fire Chief, Robert Shaw, who is attending his first City Council meeting. Stewart also thanked Interim Fire Chief Doyle Oxley for the excellent job he did filing in. Stewart said he has several meetings to attend in October, so will be out of the office quite a bit that month.

As there was no further business, the meeting was adjourned.



Attest:

  
Cindy Gabel, City Clerk

  
Casey Lund, Mayor