



CITY OF WARRENSBURG, MISSOURI  
PLANNING AND ZONING COMMISSION MINUTES  
October 4, 2021

**1. Call to Order**

The meeting was called to order by Vice-Chair Shari Bax at 5:30 PM at the Warrensburg Municipal Center.

**2. Roll Call**

Roll was called and members Shari Bax, Andy Kohl, Dewayne Jackson, Don Nimmer, and Jeff Terry were present. Members Bob Steinkuehler, Jim Kushner, Steve Westhead, and Casey Lund 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. Nimmer moved to approve the minutes from the September 7, 2021 meeting. Jackson seconded. Approved 4-0 with Terry abstaining.

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

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

5.1 Preliminary Plat Copper Ridge  
*E. Hale Lake Rd.*

Carroll stated the proposed preliminary plat has four phases with access coming off of Hale Lake Road and a future connection to Cedar Drive and Mitchell Street. Staff recommended approval of the plat with a list of conditions. A general discussion followed concerning landscape buffer requirements, ingress and egress points, and the existing 50' easement along the west side of the subdivision. Rick Frye and Leo Kostas appeared on behalf of the applicant. Terry moved to approve with the following conditions. Nimmer seconded. Approved 5-0.

1. Match the symbol for the sidewalk in the legend to what is shown on the plat.
2. The sidewalk must extend fully around the perimeter of the cul-de-sacs including Lots 93 and 102.
3. Lots 108, 109, 110, and 111 are part of Cedar Dr. and require a sidewalk. Add sidewalk on front of 108-111.
4. Label Tracts A and B as Storm Water Detention on all sheets shown, not just on Sheet 1.
5. Tract C cannot extend into the right-of-way of Highway DD.
6. Add a Note that states "Tract C is intended to be used for a subdivision entrance sign and shall be owned and maintained by the Copper Ridge Home Owners Association, its successors and assigns. The City of Warrensburg shall not be responsible for maintenance of Tract C."
7. Add a Note that states "The easement noted as 50'INGRESS/EGRESS & UTILITY EASEMENT B-3714, P-9 is for reference only on this Plat. This is a private easement created by separate document. The City neither accepts nor ratifies this easement by acceptance of the Plat and makes no representation as to the current status of this referenced easement."

8. Correct the Street-No Parking designations-Grant Avenue and Grant Court are listed while Carter Avenue is not. No Grant Avenue or Grant Court are noted on the plat. Is it the intention of the developer to allow parking on both sides or only on one side of Copper Ridge Drive? If the intent is to not allow parking on the west of Copper Ridge Drive, then move Note 10 to the Street-No Parking section.
9. Since no building permits will be issued for Tracts A and B, the required sidewalk along each of those tracts is required to be built or bonded by the time the first building permit for a house is pulled for the phase the Tract is in. Tract A will be required with Phase 1 and Tract B with Phase 4. More information about the performance bond is in Sec. 21-54 Step 9 (2).
10. City Land disturbance permit is required prior to any site grading or removal of trees.
11. Civil engineering drawings for public improvements must be submitted for approval prior to starting construction. Stormwater, sewer, and water infrastructure is not approved. Stormwater and sewer infrastructure will be reviewed and approved when civil drawings are submitted. Sewer improvements will require permits from City and MO Department of Natural Resources. Water improvements must be submitted and approved by Missouri American Water. Access onto Hale Lake Road/MO Hwy DD must be designed to MO Department of Transportation standards and permitted by MODOT.
12. Location of streets lights will be coordinated with Public Works prior to installation.
13. Single Access Point- It is noted that the intent is to adjoin Cedar Drive to the existing Cedar Drive coming from Mitchell St. Until Cedar Drive is connected to provide a secondary access point, only 30 dwelling units are allowed with the single access point. This is also true for any portion or phase of the development. Any single access point to any portion of the development will be restricted to 30 dwelling units.

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

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

8. **Adjournment**

Kohl moved to adjourn the meeting. Jackson seconded. The meeting adjourned at 5:44 p.m.

Date: \_\_\_\_\_

11/1/2021



Chair