



CITY OF WARRENSBURG, MISSOURI
PLANNING AND ZONING COMMISSION MINUTES
October 7, 2019

1. Call to Order

The meeting was called to order by Chair Mark Karscig at 5:30 PM at the Warrensburg Municipal Center.

2. Roll Call

Roll was called and members Mark Karscig, Bob Steinkuehler, Steve Westhead, Bryan Jacobs, Casey Lund, Andy Kohl, Jeff Terry, Dewayne Jackson and Shari Bax were present. 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 September 16, 2019 meeting. Bax seconded. Approved 9-0.

4. Requests and Petitions Presented

- 4.1 Request to Rezone GB: General Business District to R3: Low Density Multifamily Residence District
Portion of the property located at 603 E. Hale Lake Rd.

Carroll stated the request involved the northeast 3.17 acres of 603 E. Hale Lake Rd., and currently it is two zoning districts. The intent is to sell the north portion of the property, and the owner is working on a plat. The Planning and Zoning Commission discussed the surrounding zoning and land uses. Staff recommended approval for the following reasons:

1. The proposed zone is an extension of an existing R3 District.
2. The proposed land use is in keeping with the general development trend of the area and the adopted Comprehensive City Plan.

Public comment was received as follows:

Tony Barron, 1119 Zoll St., attended the Planning and Zoning Commission meeting to ask how this would impact his property.

Tony Vick, 1104 Deer Run, attended the Planning and Zoning Commission and stated he was against the request. Vick and his wife were aware the land behind them was zoned commercial when they bought their property and built their house, but felt it was unlikely to be developed as commercial because of the distance from the street. If residential, apartments could be built and that would devalue his house. This was constructed to be his forever home, and he wants to be able to enjoy the house and back yard without the additional neighbors and noise that apartments will bring.

Kevin Westerhold, 202 S. Ridgeview Drive, attended the Planning and Zoning Commission and stated he was against the request. He questioned how many units could be built if there is only one street in and out of the subdivision; if there was already a buyer for the land; if it would be expensive duplexes built or apartments; if it would

impact the property values around the land, including his property; and will there be enough requirements placed on the development to keep it nice.

Earl Stauffer, 1211 E. Hale Lake Road, attended the Planning and Zoning Commission and stated he was against the request. He stated that if there gets to be enough multi-family in that area, then a traffic light will be necessary on Mitchell and the intersection of Marr Drive and Hale Lake Road will need to be addressed. Traffic control is needed in the area.

5. Motions, Resolutions, and Recommendations

5.1 Request to Rezone GB: General Business District to R3: Low Density Multifamily Residence District

Portion of the property located at 603 E. Hale Lake Rd.

Commissioners discussed the rear setback requirements for apartment buildings and parking lots, maximum building height allowed in an R3 district for apartments, that the surrounding neighborhoods are built out with single family and duplexes in the R3 district and not apartments, and that the rezoning could allow construction of apartments that would dominate the neighborhood. Jacobs moved to approve the R3 Zoning designation for the reasons stated in the staff report. Lund seconded. Motion failed 3-6. Karscig read and completed the Findings and Recommendation sheet.

6. Other Business and Appearances by the Public - None

7. Comments of Commissioners and Staff

7.1 Discussion about Planning Priorities

The Planning and Zoning Commission brainstormed planning items, policy and ordinance requirements to address in the future. Some of the items listed for further review included, but were not limited, to building setback between residential and commercial uses, buffer requirements between uses, administrative approval of minor plats, city parks versus open space designation, timing of sidewalk construction, bike trails, outdoor lighting, and updating the future land use map.

8. Adjournment

Kohl moved to adjourn the meeting. Terry seconded. Approved 9-0. The meeting adjourned at 6:27 p.m.

Date: 11/4/19


Chair