

MINUTES
PLANNING COMMISSION
July 28, 2011
7:00 P.M. – COUNCIL CHAMBER

	<u>Name</u>	<u>Attendance</u>
MEMBERS PRESENT:	Bob Bucher	(7-1)
	Ann Fisher	(5-3)
	Reba Hebert	(8-0)
	Joseph Morrey	(7-1)
	Bruce Taylor	(8-0)
MEMBERS ABSENT:	Mark Manville	(4-4)
	Jason Park	(4-4)
	Steve Wenger	(6-2)

Quorum Present. Five members constitute a quorum.

STAFF PRESENT: Clint Thompson, Director of PCD/CAD
 Ted Elo, Assistant City Attorney
 Roger Sparks, City Engineer

Call to Order Vice Chairman Bruce Taylor read the regulations adopted by the Planning Commission. He stated that there is a certified copy of Chapters 11, 26 and 31 of the Code of Ordinances available for reference if needed. He then called the meeting to order.

Minutes of Regular Meeting June 23, 2011 Reba Habert made a motion to approve the minutes of the June 23, 2011 meeting as submitted. Bob Bucher seconded the motion.

VOTE: Bucher – yes, Fisher – yes, Hebert – yes, Morrey – yes, Taylor – yes.
Ayes – 5, Nays – 0. Quorum vote is five votes. Motion passes.

Postponements/Adjustments to Agenda:

YOUNG MEN’S CHRISTIAN ASSOCIATION OF ST. JOSEPH by **Mark Cartledge, CEO, agent** – Requesting approval of a Conditional Use Permit for operation of a day nursery at 2902 North Leonard Road on property presently zoned R-1A Single Family Residential District

Clint Thompson said the YMCA has requested a postponement for the hearing on their application for a Conditional Use Permit until September 22.

Ann Fisher made a motion to postpone this item until September 22. Joseph Morrey seconded the motion.

VOTE: Bucher – yes, Fisher – yes, Hebert – yes, Morrey – yes, Taylor – yes.
Ayes – 5, Nays – 0. Quorum vote is five votes. Motion passes.

Old Business: There was no old business.

New Business:

ITEM #1 KING HILL LODGE #376 by Jerry McClain, agent – Requesting approval of a Zoning District Change from R-1B Single Family Residential District to C-3 Commercial District at 6100 South 3rd Street in order to construct a new lodge building.

Staff recommendation: Approval

Note: 6.6% opposition was filed by property owners within 185 feet.

Vice Chairman Bruce Taylor stated that Mr. McClain has requested an amendment to this zone change. Instead of rezoning to C-3 Commercial District, he would like to rezone to C-1 Neighborhood Shopping District. Since C-1 is a more restrictive zoning district than C-3, the public hearing can continue on this date. Additional noticing is not required.

Jerry McClain, 611 Jesse St., Kearney, MO 64060, appeared to explain this request.

Joe Morrey asked if there are any plans for the existing building. Mr. McClain said they hope to sell it. He explained that they obtained bids for demolishing it and it is cost prohibitive for them to do so. Unfortunately, their membership has decreased and they can no longer continue to maintain the building.

Mr. Morrey asked what type of building they intend to construct. Mr. McClain said some type of metal building with brick or something else on the front that will be comparable to the remainder of the neighborhood. He said it will have overhangs with guttering as well as some landscaping. He explained that the building will face South 3rd Street.

Ann Fisher asked about parking. Mr. McClain stated that there will be plenty of parking. Reba Habert said one of the protestors thought the property values would go down or taxes would go up. She asked if staff contacted the neighbor and discussed this with her. Clint said no, we did not. He explained that the County prepares tax statements. This zone change should not negatively affect their taxes.

Ann Fisher asked for a drawing of what they intend to build. Mr. McClain said they have not gone to that expense and will not until they find out if the zoning change is approved.

Bruce Taylor asked if the new building will have any uses that they have not had before. Mr. McClain said no. He explained that they are not trying to raise revenue.

Mr. Morrey asked if they already own the property. Mr. McClain said yes, it was purchased at the same time as the lot with the existing lodge building.

Mrs. Fisher asked when they plan to construct the new building. Mr. McClain said they have about one-half of the necessary funds at this time.

No one appeared to speak in favor of this request and no one appeared to speak in opposition.

Mr. Morrey asked if there is an existing curb cut. Roger Sparks said they would be allowed some access. It does not appear there is a curb cut on 3rd Street but that is not a problem. Clint said there may be alley access.

There being no further questions, Vice Chairman Taylor called the question on amending the request to change zoning from R-1B to C-1 at 6100 South 3rd Street.

VOTE: Bucher – yes, Fisher – yes, Hebert – yes, Morrey – yes, Taylor – yes.
Ayes – 5, Nays – 0. Quorum vote is five votes. Motion passes.

He then called the question on the zone district change to C-1.

VOTE: Bucher – yes, Fisher – yes, Hebert – yes, Morrey – yes, Taylor – yes.
Ayes – 5, Nays – 0. Quorum vote is five votes. Motion passes.

This item will be forwarded to the City Council for final action with a recommendation of **APPROVAL** from the Planning Commission.

ITEM #2 REV. EARNESTINE BLAKLEY – Requesting approval of a Conditional Use Permit for a church to be located at 2921 North Belt Highway on property presently zoned C-3 Commercial District.

Staff recommendation: Approval

Clint Thompson said he has nothing to add to the staff report.

Earnestine Blakley, 1506 Safari Dr., appeared to explain this request. She stated that she is the Pastor of Hope Fellowship Church and they are requesting a conditional use permit to hold church services in a part of the building at 2921 North Belt Highway. Pastor Blakley explained that they will have Sunday services at 9:00 a.m. and 10:00 a.m., Tuesday at noon, Wednesday at 6:00 p.m., Thursday at 6:00 p.m. and Saturday at 10:00 a.m. In addition, they will hold Vacation Bible School for one week once a year.

Pastor Blakley said their location is on the lower level on the northeast side of 2921 North Belt Highway.

Bruce Taylor asked if there will be regular occupation of the office. Pastor Blakley said the secretary will be in the office for two or three hours on Monday, Wednesday and Friday.

Mr. Taylor asked if they are already meeting at this location. Pastor Blakley said yes, they are.

No one appeared to speak in favor of this request and no one appeared to speak in opposition. Vice Chairman Taylor closed the public hearing.

There were no questions and no further discussion. Vice Chairman Taylor called the question.

VOTE: Bucher – yes, Fisher – yes, Hebert – yes, Morrey – yes, Taylor – yes.

Ayes – 5, Nays – 0. Quorum vote is five votes. Motion passes.

This item will be forwarded to the City Council for final action with a recommendation of **APPROVAL** from the Planning Commission.

ITEM #3 REPORT FROM CITY PLANNER/GENERAL DISCUSSION

- Clint said we received about 30 applications for the City Planner position. He said we are interviewing this week and hope to make a decision early next week.
- Clint said the Planning Commission has a vacancy as well and Council is working on getting a replacement for that position.

There being no further business, Mr. Taylor adjourned the meeting at 7:35 p.m.

The next regular meeting of the Planning Commission will be held on Thursday, August 25, 2011 at 7:00 p.m.

cc: City Clerk
Planning Commission Members
Clint Thompson, PCD Director
Ted Elo, Assistant City Attorney
Mark Townsend