

Planning Commission Minutes
Regular Meeting – February 13th, 2013
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Mr. Jim Antonides, Mr. Tim Conway, Mr. Neill Cox, Mr. Roger Dougherty (Chairman),
Mr. Jerry Ford, Mrs. Kimberly Mallinson, City Planner Clifford McDonald

1. Chairman Dougherty called the meeting to order at 7:00 p.m.
2. Chairman Dougherty asked all to stand for the “Pledge of Allegiance”

3. Roll Call of Members:

Commissioner Antonides	Aye
Commissioner Conway	Aye
Commissioner Cox	Aye
Commissioner Dougherty	Aye
Commissioner Ford	Aye
Commissioner Mallinson	Aye
Commissioner Turner	Absent

4. Consideration of the Minutes of January 10, 2013. Mr. Antonides asked that the January minutes be corrected to reflect he was excused from the meeting and not absent. No other corrections/revisions to the minutes were presented. Reviewed: Motion Made, Seconded & Passed (MMSP) to accept the minutes as corrected. (Mr. Ford, 2nd by Mr. Cox).

5. Consideration of the Agenda: Reviewed: Motion Made, Seconded & Passed (MMSP) to accept as written. (Mr. Antonides, 2nd by Mr. Ford).

6. Old Business:

A. Continued the review and discussion of Commercial Zoning Districts: CP, and C1 regarding allowing Permitted Uses instead of only Special Use Permits. Mr. McDonald initiated discussion of the ”Planned Business” District explaining that it essentially functions the same as a Special Use Permit (SUP) with the same procedures and review/approval process as an SUP. Mr. Ford presented the Zoning Ordinance for Mission, Kansas and discussed how complete it was and how efficient their City’s review process was for Commercial construction. Mr. McDonald thanked him for his research and explained that Peculiar’s City Ordinance has a minimum six (6) week schedule built into the review process due to Public Hearing Notice requirements before both Planning Commission and Board of Aldermen meetings. Kerri Robinson presented the Zoning Ordinance for Lee’s Summit, which presents Permitted Uses for each Zoning District in a “Matrix” Format. There was much discussion about how applicable the Districts would be to Peculiar, and how the Matrix Format has been adopted by most Cities in the area. Mr. McDonald made & distributed copies of Mission’s Zoning Ordinance (which is also in a Matrix Format) and there was extensive review and discussion of the Permitted Uses listed, and the various Districts which the uses applied to. Some discussion ensued on adopting all of Mission’s Permitted uses as presented, which seemed too extensive for Peculiar at this time. Mr. McDonald stated this review process and the revision to the City Ordinance regarding Commercial Zoning should be treated as a ten (10) year vision for the City and not a short-term fix. Following continued discussions on Permitted Uses and various Districts, it was decided the Commissioners would review Mission’s Zoning Ordinance and recommend “what” Uses, of those listed, the City of Peculiar would be willing to Permit and adopt. Determining the actual “District(s)” for the Permitted Uses the City allows would be the subject of future meetings and discussion.

B. Review and Discussion of parking requirements for Residential Zoned property. Mr. Ford stated his concern about the City's revised parking ordinance, which allows for parking on grass/unimproved surfaces for Side and Rear Yards, which conflicts with the CCR's (Codes, Covenants & Restrictions) of some Subdivisions. It is difficult for the average homeowner to enforce CCR's (even though they run "with the property") when there is no Home Owner's Association, as is the case in Twin Oaks. Parking of boats, trailers, and RV's on grass goes against the CCR's which many homeowners counted upon to maintain both property values and the appearance of their subdivision. Mr. McDonald stated the City's policy was to enforce CCR's at the time Building Permits were issued; and no permit is required to park in the Side or Rear yard of a residence. Additionally, parking restrictions for Residential Property falls under the Property Maintenance Code, in Chapter 500 of the Municipal Code (the Planning Commission is responsible for Chapter 400 of the Municipal Code, Zoning Ordinances). Mr. McDonald suggested the neighborhood petition their Alderman to address this parking issue or have the residents attend a Board of Aldermen meeting to express their concern. Mr. Ford and Mr. Antonides discussed the change made to the parking ordinance and Mr. Antonides confirmed it was a subject of much discussion which required multiple Public Hearings before the Board of Aldermen prior to its passage.

7. New Business: None presented.

8. Commissioner's Comments: No comments presented.

9. Next Meeting Date: Scheduled for March 14th, 2013.

10. There was no further business; Chairman Dougherty called for a motion to adjourn. Commissioner Ford motioned to adjourn, seconded by Commissioner Cox, MMSP; Meeting adjourned at 8:50 pm. Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.