

Planning and Zoning Commission Minutes
Regular Meeting – December 13th, 2012
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Mr. Jim Antonides, Mr. Tim Conway, Mr. Neil Cox, Mr. Roger Dougherty (Chairman), Mr. Jerry Ford, Mrs. Kimberly Mallinson, Mr. Donald Turner (BOA Liaison), 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	Aye

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

5. N/A

6. Public Hearings:

A. ARTICLE VIII, SUPPLEMENTAL REGULATIONS, DIVISION 5, SAFE ROOMS. Mr. McDonald presented the Staff Report and clarified questions about replacing all of DIVISION 5 SAFE ROOMS with the four (4) paragraphs presented in the Staff Report. Numerous questions regarding design & performance standards of ICC-500 and FEMA publications 320 & 361 currently used; Mr. McDonald to obtain copies of FEMA publications for Planning Commission and have the two design standards compared for differences by the City Engineer. Concern was expressed about elimination of the Timing requirement for Community Safe Rooms, and for deleting all of DIVISION 5 SAFE ROOMS and replacing it with just four (4) paragraphs. Chairman Dougherty asked for public comment. Mr. Dobson spoke at length about the construction and cost requirements for his new house, and the disadvantage the SAFE ROOM requirement puts the City of Peculiar in for a competitive housing market. In Cass County only Pleasant Hill and Peculiar have this requirement and the additional cost of approximately \$3,000.00 to construct a SAFE ROOM, in addition to Peculiar’s higher Building Permit cost drives builders elsewhere. Mr. Dobson discussed the ease of obtaining a waiver (in accordance with the City’s Ordinance) for a Building Permit to avoid the cost of construction and stated it was not how he wanted to conduct business. Mr. Dobson also mentioned that the FEMA publication 360 was not readily available at City Hall, nor on-line, and he felt the City should have copies available. Additional discussion by Commissioners Turner, Conway and Antonides. Mr. Conway moved that DIVISION 5 SAFE ROOMS be amended to “Exclude” Single Family Residences in Areas Zoned R-1 and R-2, except for “Slab” Homes, and retained for Multi-Family Residences R-3, R-4 and Senior Housing Developments; Seconded by Mr. Cox.

Roll Call Vote: Antonides, <u>Aye</u> ;	Dougherty, <u>Aye</u>	Turner, <u>Nay</u>
Conway, <u>Aye</u> ;	Ford, <u>Aye</u>	
Cox, <u>Nay</u> ;	Mallinson, <u>Aye</u>	

Motion passed.

B. SECTION 400.360: DISTRICT “AG” AGRICULTURE. Mr. McDonald presented the Staff Report which recommends amending DISTRICT “AG” to permit the keeping of one (1) head of cattle, 2 sheep, or 2 goats per 2-1/2 acres. Chairman Dougherty asked for questions and discussion. Commissioners discussed and clarified the minimum acreage of ten(10) acres, and that the keeping of one (1) horse was already permitted. Chairman Dougherty asked for Public Comment. Mr. Swan discussed the proposed amendment and said he supported the change, and stated Peculiar’s requirement of 2-1/2 acres per animal (or pair of small animals) was above the area recommended of the University of Missouri Agriculture, which he supported. Mr. John Mitchell also spoke in favor of the proposed amendment and identified his property on the NW corner of YY and Peculiar Drive.

Carrie Robinson spoke in favor of the amendment and commended the City for allowing farm animals on land Zoned "AG." Chairman Dougherty asked for a motion to approve the Amendment to SECTION 400.360: DISTRICT "AG" AGRICULTURE; Motion Made by Mr. Ford, seconded by Mr. Cox: passed unanimously.

Motion passed.

C. SECTION 400.370: DISTRICT "R-E" RESIDENTIAL ESTATE. Mr. McDonald presented the Staff Report which recommends amending DISTRICT "R-E" to permit the keeping of one (1) head of cattle, 2 sheep, or 2 goats per 2-1/2 acres. Chairman Dougherty asked for questions and discussion. Discussion between Commission members regarding sheep and goats, also the keeping of cattle and potential odor issues. Commission questioned the location of property zoned "R-E" and referenced City of Peculiar Zoning Map to verify. Chairman Dougherty asked for public comment. Mr. Swan spoke in favor of the amendment and mentioned similar land use in Raymore received good feedback and helped maintain a Rural feeling which many residents appreciate. Carrie Robinson also spoke in favor of the proposed amendment. Chairman Dougherty asked for a motion to approve the Amendment to SECTION 400.370: DISTRICT "R-E" RESIDENTIAL ESTATE.

Roll Call Vote: Antonides, <u>Nay</u> ;	Dougherty, <u>Nay</u>	Turner, <u>Nay</u>
Conway, <u>Aye</u> ;	Ford, <u>Aye</u>	
Cox, <u>Aye</u> ;	Mallinson, <u>Aye</u>	

Motion passed.

NOTE: The Amendment of SECTION 400.360: DISTRICT "AG" AGRICULTURE was presented a second time to revise the keeping of animals as being a "Permitted Use" for this District (as Horses are) and not requiring a Special Use Permit as originally presented and voted upon. Chairman Dougherty called for a motion to approve the revision, MMSP, approved unanimously.

7. Old Business: Mr. Ford stated that the Commission was still due to review Commercial Zoning Ordinances for Districts C1, C2 and CP as previously discussed in August and September meetings.

8. New Business: Peculiar Monument Sign Proposal. Mr. McDonald presented an update on the proposed Monument sign, with an estimated cost estimate and the contract to Huffman & Associates for the lot-split of Lot 6, Bradley's Crossing into Lots 6A & 6B to move forward with the deed of Lot 6B to the City where the Monument will be constructed. No action was required by the Planning Commission.

9. Commissioner's Comments: None

10. There was no further business; Chairman Dougherty called for a motion to adjourn. Commissioner Cox motioned to adjourn, seconded by Commissioner Conway, MMSP, Meeting adjourned at 8:21 pm. Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.