

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

Present: Mr. Jim Antonides, Mr. Tim Conway, Mr. Neill Cox, Mr. Jerry Ford,
Mrs. Kimberly Mallinson, Mr. Donald Turner (BOA Liaison), Mr. John Schmidt, Codes

1. Acting Chairman Conway called the meeting to order at 7:00 p.m.
2. Acting Chairman Conway 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	Absent
Commissioner Ford	Aye
Commissioner Mallinson	Aye
Commissioner Turner	Aye
4. Welcome to new member. Acting Chairman Conway and the Commission welcomed new Commissioner Jim Antonides to the Planning Commission.
5. Review of Minutes, August 11th, 2012. Acting Chairman Conway asked if there were any additions or corrections to the minutes of the previous session. Mr. Ford had several corrections: Mr. Cox nominated Mr. Conway as Acting Secretary of the Commission, seconded by Mr. Ford (not the other way around). Also the comment on the 211th Street planning was that the City needs to be more responsive to get things approved within a 90 day period. Also Raymore does not use Special Use Permits. Mr. Conway asked for a motion to accept the minutes as corrected; Motion made by Mr. Ford, seconded by Mr. Turner. Motion Made, Seconded & Passed MMSP
6. Consideration of the Agenda: Acting Chairman Cox asked for review & approval of the agenda. Mr. Turner moved to accept the Agenda as written, seconded by Mr. Ford. Motion Made, Seconded & Passed (MMSP)
7. Old Business: (none)
8. Consider 1250 SF Minimum 1st Floor Living Space Requirement: Mr. Turner related the Board’s discussion on the minimum SF requirement. Initial concept was to review the requirement to determine if changes were merited. Mr. Dobson and Mary Fay spoke to the Board about the existing requirement for 1250 SF of living area as being fine; as a 1st Floor Requirement it would drive the size of the homes up beyond the existing market support. Board voted 4:2 to send this item back to the Planning Commission for review. Mr. Antonides discussed the Board meeting and their review of the existing requirement. Discussion ensued on what comprised “Living Area” and whether closets & garages were included. The Commission arrived at general consensus that Living Area consisted of areas which were heated & cooled. Acting Chairman Conway asked for a motion regarding this issue: Mr. Ford moved to leave the existing City Code requirement of 1250 SF “as is,” seconded by Mr. Antonides. MMSP
9. Special Use Permit process research & review for Commercial Zoning: C1, C2 and CP: Discussion by Staff, Mr. John Schmidt, about what the City uses for Commercial properties. Following adoption of the Comprehensive Plan, the City Code was re-written and requires Special Use Permits (SUP’s) for everything. The requirement was driven by lack of consensus on what would be allowed at the time the Code was re-written, and to regain control of developers. Discussion of permitting/approving service-related business on prime real estate instead of retail oriented business which generates tax revenue. Also discussion of how a Building Permit would trigger an SUP review/submittal. Brief discussion of what would be permitted in Peculiar’s Business District, and businesses typically seen along main drives in Belton. Carrie Robinson spoke to the City’s requirement of an SUP for any new business coming to town as deterring business, and not a means of promoting growth of commercial property which requires quite an investment to start with. Discussion of existing buildings, and existing businesses which may sell and whether a new owner operating under a “similar” use granted by an SUP issued for that business would require a new SUP or not. The Commission discussed the approval process being extended by requiring an SUP to be

reviewed and approved by the planning commission at a Public Hearing. Commission discussed the need to list approved uses for C-1 District, to expedite the approval process for a new business. Discussion of Crematorium facility being operated now by MFA for propane, which was determined to fit within a Light Industrial Zoned District and not need an SUP as it was a less intensive use. Discussion by Mr. Ford for Commission members to list what they feel are permitted uses in Districts C-1, C-2 and CP, and to subsequently generate a list of permitted uses for those Districts to discuss, approve, and present to the Board. Discussion of requirement to park trailers, boats on grass as opposed to a paved surface by Mr. Antonides and how the ordinance was modified to try and be applicable for all sized lots, not just large lots.

10. Acting Chairman Conway asked for a motion to adjourn. Motion made by Mr. Ford, seconded by Mr. Turner. MMSP, Meeting adjourned at 8:20 pm.

Minutes were prepared by Mr. Clifford McDonald, City Planner