

Planning and Zoning Commission Minutes
Regular Meeting – July, 12th, 2012/Draft 6//2012
Peculiar City Hall, Council Chambers @ 7:00pm

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

Acting Chairman Conway called the meeting to order at 7:20 p.m.

Acting Chairman Conway asked all to stand and say the “Pledge of Allegiance” and asked for Member Roll call as:

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

The Planning Commission welcomed new member Kimberly Mallinson. Acting Chairman Conway asked if there were any changes to the minutes from the past Planning and Zoning meetings of the April 12, 2012 and May 10, 2012. Hearing no changes, a motion was made by Jerry Ford to accept the minutes. Acting chairman Conway made a motion to consider the agenda, that was seconded by Chairman Cox and it was approved unanimously. John Schmidt, Codes Administrator pointed out that the minimum square footage requirements required a recommendation vote and that the Special Use for permits issue could also provide an advisory recommendation to improve the wording of requirements in the city code. John Schmidt, Codes Administrator then began a briefing on the progress of the 1st Baptist Church and cited the approval of the replatted property. Donald Turner discussed how that while the Special Use permits had been approved conceptually the project was not going to a final plat stage as previously requested by the consultant, but rather was forwarded for approval by the BOA as a replat. John stated that the project had been referred to the Board of Adjustment for deciding upon the 10,000 square foot issue since there are concerns with the fire and safety evacuation codes. Don Turner said that Phase I for the auxiliary building and Phase II for the additional parking were okay, but that getting to phase III with the 10,000 square foot requirement was a harder decision. Conway also discussed the parking spaces requirement that were being met for handicapped parking. Schmidt said that although original special use permit was utilized for preconstruction concerns as a special use permit, the format is as a preliminary plat. Ford and Turner discussed the impending anniversary of the church and a major contributor’s involvement as a reason why the church was seeking quicker passage. John Schmidt said that there were various approaches that were exercised in getting this far with the plans as a special use approval process was changed to a replat and it allowed the planner to review the plan with the applicant directly, include the interests of DPACD as required by code and provide city staff reviews. He also said that a new update of the format used for special use permits in the past may help.

Don Turner said that the Special Use permit (SUP) requirement for C1, C2, and CP might be changed for some minor tweaks only as it was part of the city’s master plan to require special use permits for these zones. Kimberly Mallinson asked whether there were special concerns regarding the Special Use permit system. Neill Cox questioned why we can’t make a change to streamline things for other parts of the city besides DPACD. John Schmidt said that we know what can go in where and what type of special use requirements are in the code. He explained that the code had allowed him to do a special permit as an advocate for DPACD. Tim Conway said that the DPACD was designed to allow for smaller businesses to bring more action to downtown, but when the economy went down things stopped. SUP for Harrisonville uses the same Code service as Peculiar and specifies the types of businesses required to be permitted. Raymore and Belton had more information than Harrisonville for SUP businesses. A book would be advisable to develop according to Kerry Robinson and she understood that stated that a development book for Peculiar was under development. The consensus appeared to indicate that more upfront process information such as a booklet could guide prospective and current businesses better. The 1250 square foot first floor space was discussed by the Board. Jerry Ford asked about the impact of split levels and Don Turner said the first floor was key and does vary to some degree by levels. It was discussed whether a vote should be taken as had been asked at the beginning of the meeting. Don Turner questioned whether we should be voting with an acting chair or not.

There was no further business; Acting Chairman motioned to adjourn, seconded by Commissioner Jerry Ford, motion passed unanimously. Meeting adjourned at 9:10 pm. Minutes were prepared by John Schmidt, City Codes Administrator