

Planning Commission Minutes
Regular Meeting – April 10th, 2014
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Mr. Roger Dougherty (Chairman), Mr. Jim Antonides, Mr. Tim Conway, Mr. Neill Cox,
Mr. Jerry Ford, Mrs. Kimberly Mallinson, Mr. Don Turner and 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	Excused
Commissioner Conway	Excused
Commissioner Cox	Aye
Commissioner Dougherty	Aye
Commissioner Ford	Aye
Commissioner Mallinson	Aye
Commissioner Turner	Aye

4. Consideration of the Minutes, March 13, 2014. Mr. Dougherty asked if there were any corrections or additions to the minutes; Mr. Ford asked that paragraph D be amended to reflect \$30K cost savings, and “by contracted services.” Motion Made, Seconded & Passed (MMSP) to accept the minutes as amended. (Mr. Ford, 2nd by Mr. Cox).

5. Consideration of the Agenda: Agenda was reviewed; Mr. McDonald stated there were no changes or amendments to the Agenda. Motion Made, Seconded & Passed (MMSP) to accept the Agenda as presented. (Mr. Ford, 2nd by Mr. Cox).

6. New Business:

A. PUBLIC HEARING: PROPOSED AMENDMENTS TO SECTION 400.1800: EXEMPT SIGNS TO PROVIDE POLITICAL SIGN REQUIREMENTS.

Mr. McDonald reviewed the proposed changes proposed to SECTION 400.1800 to provide nominal guidance on the placement, size and display times for Political Signs within City Limits. This Ordinance was passed in October, 2008 and subsequently rescinded November, 2008 when the City adopted the new Zoning Regulations and Comprehensive Plan. Chairman Dougherty disagreed with a homeowner being required to remove Political Signs in their yard when they were placed by others, even with permission. Discussion ensued about candidates removing the signs typically within days following an election and the City needing to simplify who to contact for removal. Chairman Dougherty opened the Public Hearing for discussion and questions – there were no comments either for or against the proposed amendment. Chairman Dougherty then closed the Public Hearing.

B. ROLL CALL VOTE TO APPROVE AMENDING SECTION 400.1800:EXEMPT SIGNS. MMSP to approve the Amendments to Section 400.1800: Exempt Signs as presented; Motion by Mr. Ford, Seconded by Mr. Cox. Roll Call Vote: Cox Aye; Dougherty Nay; Ford Aye; Manninson Aye; Turner Aye. Proposed Amendments Passed by a vote of 4:1

C. REVIEW OF REZONING APPROVAL PROCEDURES. Mr. McDonald reviewed the procedures in Section 400.2450: Review Criteria for Map Amendment which apply to Rezoning property (Map Amendment). Both the Commission and Board of Aldermen typically act in a Legislative capacity when they write or amend City Ordinances and Chapter 400 Zoning Regulations. In a Request to Rezone Property (Map Amendment) they act in an Administrative capacity instead, and basically follow a checklist to determine and make “Findings of Fact” with which to base their decision. A Rezoning of two lots in Twin Oaks Commercial will be scheduled for the May 8th Planning Commission Meeting, thus this review for the Commission.

7. Old Business:

A. PROPOSED AMENDMENTS TO SECTION 400.820: PAVING REQUIRED, ALTERNATIVES TO INCORPORATE SPECIFIC PAVING REQUIREMENTS INSIDE THE CITY ROW.

Mr. McDonald reviewed the changes to SECTION 400.820 requested by the Planning Commission at the last meeting. The Commission had requested an option for Asphalt Pavement for existing gravel driveways in District R-1 and to include APWA Concrete reference for the pavement – both suggestions were incorporated into the amendment being presented. Mr. McDonald reminded the Commission this proposed change was presented and discussed two (2) years ago however it was never brought forth for adoption by the Board of Aldermen.

Chairman Dougherty asked if there was any public comment on the proposed changes. Mr. Richard Robinson (3810 E. 195 St, Belton, MO) discussed at length his concerns of the City requiring only concrete pavement in lieu of Asphalt, citing severe deterioration of concrete (due to ice melt products) in northern states and problems with quality control at time of placement. Mr. Robinson also questioned the placement of both concrete & asphalt directly on “compacted earth subgrade” as specified in the Ordinance without requiring a gravel or AB-3 subgrade. Mr. McDonald clarified this amendment was a “Zoning” issue/requirement and not a construction specification which is addressed in Chapter 500; it is not the purpose nor responsibility of the Zoning Regulations to specify construction specifications. Carrie Robinson also commented on the negative effect of ice melt on concrete pavement resulting from snow removal operations. Chairman Dougherty then closed Public Comments.

B. Roll Call Vote to Approve Amending SECTION 400.820: PAVING REQUIRED, ALTERNATIVES as presented or Amended below: Motion by Mrs. Mallinson, Seconded by Mr. Turner to approve the Amendments to SECTION 400.820 with an additional amendment to Paragraph A stating pavement markings are for Commercial Pavement.

Roll Call Vote: Cox Aye; Dougherty Nay; Ford Nay; Manninson Aye; Turner Aye.
Proposed Amendments Passed by a vote of 3:2

C. REVIEW AND DISCUSSION OF AMENDING “AREA AND HEIGHT REQUIREMENTS” OF MULTIPLE ZONING DISTRICTS IN CHAPTER 400, ZONING REGULATIONS AND AMENDING THE POLITICAL SIGN ORDINANCE: Mr. McDonald presented the Area and Height Restrictions of Peculiar’s C-1, C-2, C-P, I-1 and I-2 Zoning Districts. The Commission reviewed the existing restrictions and expressed concern about District C-2 which has “Zero” setbacks for front & side yards and unlimited height restrictions. Mr. McDonald pointed out this District is intended to apply to a very limited “Downtown” business core. The only C-2 District in Peculiar is currently NE of the J-Hwy & I-49 interchange. Commissioners reviewed other Cities area and set-back requirements for comparison. The Commission requested similar District information from other Cities be placed in a spreadsheet to compare and discuss at their next meeting.

8. Commissioner’s Comments: Mr. Turner informed the Commission the City Monument Sign project was delayed due to the bid being significantly over the construction estimate. He also congratulated Mr. Ford on his election to Alderman and wished him well knowing he’d do an outstanding job as he has for the Commission. Mr. Ford stated he’s enjoyed working with everyone on the Planning Commission and appreciates all the hard work it’s successfully completed this past year – he knows the City is doing well preparing for the future.

9. Next Meeting Date: Scheduled for May 8th, 2014.

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 8:30 pm. Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.