

Planning Commission Minutes  
Regular Meeting – May 8th, 2014  
Peculiar City Hall, Council Chambers @ 7:00pm

**Present:** Acting Chairman Mr. Tim Conway, Mr. Jim Antonides, Mr. Matt Hammack, Mrs. Kimberly Mallinson, Mayor Holly Stark, Mr. Don Turner, and City Planner Clifford McDonald

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:

<b>Commissioner Antonides</b>	<b>Aye</b>
<b>Commissioner Conway</b>	<b>Aye</b>
<b>Commissioner Cox</b>	<b>Excused</b>
<b>Commissioner Dougherty</b>	<b>Excused</b>
<b>Commissioner Hammack</b>	<b>Aye</b>
<b>Commissioner Mallinson</b>	<b>Aye</b>
<b>Commissioner Turner</b>	<b>Aye</b>

4. Consideration of the Minutes, April 10<sup>th</sup>, 2014. Mr. Conway asked if there were any corrections or additions to the minutes; Hearing none, Motion Made, Seconded & Passed (MMSP) to accept the minutes as presented. (Mrs. Mallinson, 2<sup>nd</sup> by Mr. Hammack).

- a. Mr. Turner offered his resignation from the Planning Commission. His appointment was to extend thru June, 2014 however as Mayor Stark has expressed her desire to fill the Mayor’s position on the Commission he is resigning to afford her his seat immediately. Mr. Turner thanked the Commission for their work this past year and wished them continued success in their endeavors for the City.
- b. Mayor Stark then took Mr. Turner’s seat following his resignation.

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. Hammack, 2<sup>nd</sup> by Mr. Antonides).

6. New Business:

**A. PUBLIC HEARING: PROPOSED RE-PLAT OF LOT 55, CENTENNIAL FARMS, SUBMITTED BY DOBSON HOMES, INC.**

Mr. McDonald reviewed the Staff Report for the Re-plat of Lot 55, there were no conflicts of Zoning, Utilities, Drainage nor negative impacts to adjacent properties. Mr. Dobson could not be present at tonight’s meeting. Chairman Conway asked if the Commission had any questions; Mrs. Mallinson expressed concern on the impact to the size of the lot abutting the rear of Lot 55. Mr. McDonald explained that Lot 89 depicted on the Plat represented a “Preliminary Plat” which was pulled and that now that is merely undeveloped property. No other questions were presented. Chairman Conway asked if there was any Public Comment either for or against this Re-plat of Lot 55; none were presented. Chairman Conway then closed the Public Hearing.

**B. ROLL CALL VOTE TO APPROVE THE PROPOSED RE-PLAT OF LOT 55, CENTENNIAL FARMS, SUBMITTED BY DOBSON HOMES, INC. MMSP to approve the Re-plat of Lot 55 as presented; Motion by Mr. Antonides, Seconded by Mr. Hammack.**

Roll Call Vote: Antonides Aye; Conway Aye; Hammack Aye; Mallinson Aye; Stark Aye.  
Proposed Re-plat of Lot 55 Passed by a vote of 5:0

**C. PUBLIC HEARING; PROPOSED RE-ZONING OF LOTS 5 & 6, TWIN OAKS COMMERCIAL SUBDIVISION, FROM C-1 GENERAL BUSINESS DISTRICT TO R-3, MULTIPLE FAMILY DWELLING DISTRICT (LOT 5) AND R-2, TWO-FAMILY DWELLING DISTRICT (LOT6).**

Mr. McDonald reviewed the Staff Report for the Re-zoning Applications submitted by S.A. Holdings Inc. Neither Rezoning was supported by the City's Comprehensive Plan, specifically the Future Land Use Plan. Both lots had adequate utility service (Lot 6 has existing connections) and neither generated projected Average Daily Traffic which would have a negative impact to Traffic Flow. Both zonings would provide for a buffer between the C-1 Commercial Districts and adjacent R-1, Single Family Dwelling Districts. Mr. Conway asked about the negative effect of drainage from Lot 5; Mr. McDonald reiterated that tonight's discussion dealt strictly with "Land Use" and there was no proposed project, nor construction which would be addressed by Building Code requirements and our City Engineer. Mr. Antonides asked about adequate utility service being available; Mr. McDonald stated there was adequate service to support Multi-Family development for this lot. Mr. Conway asked if there were any Public Comments either for or against the proposed rezonings:

Seb Johnson stated he would support rezoning to R-1 but not an R-3.

Ruby Ford addressed the Commission against Multi-family zoning, referencing her years of experience managing apartment buildings, its effect on property values and urged the Commission to vote No.

Paul Miller expressed concern on stormwater runoff, poor detention facilities and increased maintenance to ensure storage of stormwater works properly.

Carrie Robinson spoke against Multi-family zoning near a Planned Business District and its negative effect on surrounding Commercial properties.

Greg Vincent recommended the existing C-1 zoning remain unchanged.

Hubble Hill spoke against both zonings, R-3 and R-2 concerned that either would negatively impact the neighborhood development of Twin Oaks.

Phillip Ware expressed concern on the potential density six (6) acres would permit (approximately 64 living units) and was against setting a precedent to rezone C-1 General Business to R-3 Multi-family as it could lead to over Four Hundred (400) units in the area.

Kevin Enyeart addressed the Commission representing S.A. Holdings. He stated the company does a lot of business in Peculiar and tries to be a good neighbor while promoting property for future growth and development. He stated Lot 6 is the main concern as several individuals have expressed interest however with Commercial, C-1 zoning the down payment approaches Forty percent (40%) which puts the property out of reach to buyers. Mr. Enyeart stated he would withdraw the rezoning request for Lot 5 but asked to Commission to consider the rezoning request for Lot 6 favorably. Chairman Conway asked if there were any more Public Comments either for or against the rezonings; hearing none, MMSP to close the Public Hearing (Motion made by Mr. Hammack, 2<sup>nd</sup> by Mr. Antonides).

**D. ROLL CALL VOTE TO DENY THE PROPOSED RE-ZONING OF LOT 5, TWIN OAKS COMMERCIAL SUBDIVISION, FROM C-1 GENERAL BUSINESS DISTRICT TO R-3, MULTI-FAMILY DWELLING DISTRICT submitted by S.A. Holdings, Inc. as presented: MMSP to DENY the Re-zoning of Lot 5 as presented; Motion by Mrs. Mallinson, Seconded by Mr. Hammack.**

Roll Call Vote: Antonides Aye; Conway Aye; Hammack Aye; Mallinson Aye; Stark Aye.

Proposed Re-zoning of Lot 5 Denied, by a vote of 5:0

**E. ROLL CALL VOTE TO APPROVE THE PROPOSED RE-ZONING OF LOT 6, TWIN OAKS COMMERCIAL SUBDIVISION, FROM C-1 GENERAL BUSINESS DISTRICT TO R-2, TWO-FAMILY DWELLING DISTRICT submitted by S.A. Holdings, Inc. as presented: MMSP to APPROVE the Re-zoning of Lot 6 as presented; Motion by Mr. Hammack, Seconded by Mr. Antonides.**

Roll Call Vote: Antonides Aye; Conway Aye; Hammack Aye; Mallinson Aye; Stark Aye.

Proposed Re-zoning of Lot 6 Approved, by a vote of 5:0

**(PLANNING COMMISSION RECESSED FOR 10 MINUTES TO ALLOW PUBLIC TO EXIT IF DESIRED)**

7. Old Business:

A. REVIEW AND DISCUSSION OF AMENDING “AREA AND HEIGHT REQUIREMENTS” OF MULTIPLE ZONING DISTRICTS IN CHAPTER 400, ZONING REGULATIONS: Mr. McDonald presented the Area and Height Restrictions of Peculiar’s C-1 and C-2 Zoning Districts and reviewed the Setback Matrix he drafted to compare requirements between Peculiar, Belton, Harrisonville and Raymore. Discussion ensued about both “height” restrictions (and non-restrictions) and the option of increasing setbacks on Commercial property side yards when it abuts property zoned R-1, Single Family Dwelling District. The Commission discussed the lone C-2 zoned property in Peculiar (on School Road) and the need to amend these setbacks before new development and/or property is zoned C-2. Upon further discussion, the Commission asked Mr. McDonald to draft an Ordinance to amend the Setbacks in both the C-1 and C-2 Districts to correspond to the requirements of both Belton & Raymore.

8. Commissioner’s Comments: Mayor Stark mentioned that the Board has training scheduled for Monday, June 23<sup>rd</sup> from a former MML (Missouri Municipal League) member – this is open to the Planning Commission. Mr. McDonald was asked to get the specifics and invite the Commission to attend as well. There were no further comments.

9. Next Meeting Date: Scheduled for June 12th, 2014.

10. There was no further business; Chairman Conway called for a motion to adjourn. Commissioner Hammack motioned to adjourn, seconded by Mayor Stark, MMSP; Meeting adjourned at 8:35 pm. Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.