

Planning Commission Minutes  
Regular Meeting – June 11th, 2015  
Peculiar City Hall, Council Chambers @ 7:00pm

**Present:** Chairman Mr. Roger Dougherty, Mr. Jim Antonides, Alderman Matt Hammack, Mayor Holly Stark, Mrs. Kimberly Mallinson, Mr. Greg Vincent 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:

<b>Commissioner Antonides</b>	<b>Aye</b>
<b>Commissioner Conway</b>	<b>Excused</b>
<b>Commissioner Dougherty</b>	<b>Aye</b>
<b>Commissioner Hammack</b>	<b>Aye</b>
<b>Commissioner Mallinson</b>	<b>Aye</b>
<b>Mayor Stark</b>	<b>Aye</b>
<b>Commissioner Vincent</b>	<b>Aye</b>

4. Consideration of the Minutes, May 14th, 2015. Chairman Dougherty asked if there were any corrections or additions to the minutes. Commissioner Hammack asked that the Roll Call be amended to delete his name in lieu of listing him as “Excused” as technically he was not a member of the Commission at that meeting – the Board of Aldermen had not officially approved him to act as the Board Liaison at that time. Chairman Dougherty asked for a Motion to accept the minutes as amended. Motion Made, Seconded & Passed (MMSP) (Mayor Stark, 2<sup>nd</sup> by Mr. Vincent) to accept the Minutes as amended.

5. Consideration of the Agenda: The Agenda was not reviewed; however there were no changes or amendments to the Agenda.

6. New Business: None

7. Old Business:

a. DISCUSSION OF RESIDENTIAL PARKING RESTRICTIONS: RV’S, BOATS, TRAILERS & VEHICLES.

There was much discussion by Commissioner Mallinson and the Commission about lot size, access to back yards, construction of gates, etc.. The proposed minimum lot size of 14,520 square feet (1/3 acre) to allow parking in the side yard is easily verified through the Cass County Assessor’s website and mimics the size established by the City of Belton in their ordinance. However, this size (1/3 acre) is very restrictive upon many of the subdivisions in Peculiar. Mr. McDonald stated all cities allowed parking these vehicles & trailers in the back yard and Peculiar should provide that as well; also most Cities require parking on an improved surface when parking in a side yard. Additional discussion centered around improving the overall appearance of the City, to maintain property values and improve long-term desirability for people to move here.

Mr. McDonald was asked to check with neighboring cities to see if they have a minimum side yard requirement to park these vehicles and report at the next meeting.

b. Roll-call Vote to approve/disapprove an amendment to the City of Peculiar Property Maintenance Code to restrict parking of RV’s, Boats, Trailers and Vehicles in the Side Yard of Residential Districts.

- Chairman Dougherty asked for a motion to approve/disapprove the amendment; no motion was made. This item was deferred until the next Planning Commission Meeting.

8. Commissioner's Comments: Mayor Stark provided the Commission with an update on the new 211<sup>th</sup>/I-49 interchange. MoDOT received six bids all under the engineer's estimate for construction, and awarded the contract to Emery Sapp & Sons on June 3<sup>rd</sup>, 2015; the notice to proceed will be awarded August 3<sup>rd</sup>, 2015. The contract provides for all concrete paving which will provide an extended service life, this is all great news for the City of Peculiar. Mr. McDonald briefed the Commission on the update to the City's Comprehensive Plan, and told the Commission they should see a package to review in the next week or so. They will have an opportunity to review the update before the next Planning Commission meeting and will also be invited to the Steering & Technical Committees meeting on July 21<sup>st</sup> where they can get additional clarifications if needed and have any questions answered before Public Hearings are scheduled in August. No other comments were presented.

9. Next Meeting Date: Scheduled for Thursday, July 9th, 2015.

10. There was no further business; Chairman Dougherty called for a motion to adjourn. Commissioner Vincent motioned to adjourn, seconded by Commissioner Antonides, MMSP; Meeting adjourned at 8:00 pm. Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.