

Planning Commission Minutes
Regular Meeting – July 9th, 2015
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Chairman Mr. Roger Dougherty, Mr. Jim Antonides, Mr. Tim Conway, Alderman Matt Hammack, 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:

Commissioner Antonides	Aye
Commissioner Conway	Aye
Commissioner Dougherty	Aye
Commissioner Hammack	Aye
Commissioner Mallinson	Excused
Mayor Stark	Excused
Commissioner Vincent	Aye

4. Consideration of the Minutes, June 11th, 2015. Chairman Dougherty asked if there were any corrections or additions to the minutes, none were presented. Chairman Dougherty asked for a Motion to accept the minutes as presented. Motion Made, Seconded & Passed (MMSP) (Mr. Antonides, 2nd by Alderman Hammack) to accept the Minutes as presented.

5. Consideration of the Agenda: Chairman Dougherty asked if there were any corrections or additions to the Agenda, Mr. McDonald stated there were no changes or amendments to the Agenda. Chairman Dougherty asked for a Motion to accept the Agenda as presented. Motion Made, Seconded & Passed (MMSP) (Alderman Hammack , 2nd by Mr. Conway) to accept the Agenda as presented.

6. New Business:

a. PUBLIC HEARING: DISCUSSION OF LOT SPLIT APPLICATION FOR PECULIAR HIGHLANDS, TRACTS 1-A & 1-B.

Mr. McDonald reviewed the Staff Report on the Lot Split Application submitted by Mr. Brian Carlson for Peculiar Highlands, Tract 1 into Tracts 1-A and 1-B. Mr. McDonald stated there were no adverse impacts on traffic, utilities, public infrastructure nor neighboring properties due to this Lot Split. However, the proposed Lot 1-B on the east side of Tract 1 would become an “island” property with no public or private access road to service it. Both Mr. Carlson and Mr. Smith have proposed signing an agreement to remedy this issue, with Mr. Smith buying Tract 1-B and Tract II (both owned by Mr. Carlson) and subsequently replatting both Tracts into the Peculiar RV Park - this agreement provides assurance that Tract 1-B will not be an island. Mr. McDonald recommended the Planning Commission consider a “Conditional” approval of the Lot Split application, conditioned upon the Agreement being signed and presented to the Board of Aldermen before the Board’s action on the matter. Much discussion ensued regarding the status of the property, its present condition not impacting neighbor properties, nor development, and whether any immediate development would be impacted by deferring approval for a month.

After final review and Chairman Dougherty asking if there were any Public Comments either for or against this Lot Split application (non were presented either way), Alderman Hammack moved to table this Application until the Commission’s August 13th meeting. Mr. Hammack did not feel comfortable having the Commission make a recommendation on an incomplete package and believed it best for the Commission to have the signed agreement presented before further action. The Commission agreed with Alderman Hammack and voted to postpone action on this Lot Split until the August 13th, 2015 meeting.

- b. Roll-call Vote to postpone action on the Lot Split application until the August 13th, 2015 meeting:
Roll Call Vote: Antonides; Aye; Conway Nay; Dougherty Aye; Hammack Aye;
Vincent Nay;

7. Old Business:

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

The proposed minimum lot size of 14,520 square feet (1/3 acre) to allow parking in the side yard is the size established by the City of Belton and is easily verified through the Cass County Assessor's website. However, that size (1/3 acre) is very restrictive on many of Peculiar's subdivisions. Mr. McDonald suggested this item be deferred until the next meeting as the Planning Commission was missing two (2) members this evening, both of whom are very involved in this review.

Alderman Hammack moved to table this issue until such time as a Commissioner wants to bring it back for discussion. Motion Made, Seconded & Passed (MMSP) (Alderman Hammack, 2nd by Mr. Vincent) to table this item until the Commission brings it back to the table for discussion.

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.

- This item was tabled; no action/vote was presented.

8. Commissioner's Comments: Alderman Hammack asked the Commission to review the update to the City's Comprehensive Plan and prepare to ask questions and become familiar with the update for the July 21st meeting of the Steering & Technical Committees. He said the update reflects a lot of good work thus far which the Commission should be excited about implementing. No other comments were presented.

9. Next Meeting Date: Scheduled for Thursday, August 13th, 2015.

10. There was no further business; Chairman Dougherty called for a motion to adjourn. Commissioner Conway motioned to adjourn, seconded by Commissioner Antonides, MMSP; Meeting adjourned at 7:40 pm. Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.