

Planning Commission Minutes
Regular Meeting – January 14th, 2016
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Chairman Mr. Roger Dougherty, Mr. Dan Fausett, Mr. Tom Broadhurst, Alderman Matt Hammack, 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:

Commissioner Antonides	Excused
Commissioner Broadhurst	Aye
Commissioner Dougherty	Aye
Commissioner Fausett	Aye
Alderman Hammack	Aye
Commissioner Mallinson	Aye
Commissioner Vincent	Aye

4. Consideration of the Minutes, December 3rd, 2015. Chairman Dougherty asked if there were any corrections or additions to the minutes. Alderman Hammack questioned the heading of item 6.b (Roll-Call Vote to Approve/Disapprove the RePlat Application), and Commissioner Fausett Seconding the Motion to Approve and subsequently voting Nay (more of a Point-of-Order). The Motion made by Commissioner Mallinson was to Approve the RePLat, and was so stated in the minutes. No changes were made to the minutes. Chairman Dougherty asked for a Motion to accept the minutes as presented; Motion Made, Seconded & Passed (MMSP) (Mrs. Mallinson, 2nd by Alderman Hammack) to accept the Minutes as presented.

5. Consideration of the Agenda: Chairman Dougherty asked Mr. McDonald to read the Planning Commission Statement, Mr. McDonald said he did not have it available for the meeting as no Public Hearing was scheduled. Mr. McDonald stated the Agenda was amended to limit discussion of changes to the Arts and Culture District to only the Special Permit Approval Criteria. Mr. McDonald said the packets included more information on District A-C, an excerpt from the 1970 Comprehensive Plan and the City’s recent update to the Comprehensive Plan; this is great background information for the new Commissioners and provides everyone else a refresher.

6. New Business:

a. REVIEW AND DISCUSSION OF THE ARTS & CULTURE DISTRICT SPECIAL PERMIT APPROVAL CRITERIA. Mr. McDonald reviewed ARTICLE V. Special Permits, Section 400.600 Approval Criteria with the Commission. Paragraph A.7 requires an applicant within District A-C to make a presentation to the DPACD Board of Directors prior to meeting with the Planning Commission and Board of Aldermen. The A-C District’s Board has disbanded and is no longer in existence; therefore this step needs to be deleted. The Commission was in full agreement; a Public Hearing will be scheduled for the February meeting to address this change to the zoning regulations.

7. Old Business: DISCUSSION OF RESIDENTIAL PARKING RESTRICTIONS: RV’S, BOATS, TRAILERS & VEHICLES. Mr. McDonald reviewed the proposed amendment to Section 302.10 of the Property Maintenance Code to addresses the parking of boats, trailers, campers in Residential Districts. The Commission had previously agreed to allow parking in the Side & Rear Yards of a residence but to require a minimum Five (5) foot clearance between the parked vehicle, boat or trailer and the Side Yard Lot Line. This change would maintain at least Ten (10) feet of clearance between parked vehicles and vastly improve both the appearance from the street and Fire Department access. Much discussion ensued among the Commissioners about continuing to allow parking on grass, and in the Side Yard in general. Mr. McDonald reminded the Commissioners this is standard practice in the surrounding communities and that requiring a paved surface was waived by the Board of Aldermen (after much debate & discussion) in 2009. The Commission agreed to the revision of the Property Maintenance Code which will be presented for formal approval at the next meeting.

Mr. McDonald also reviewed the proposed amendment to Chapter 400, Section 400.850 Parking on Property Zoned Residential. Paragraph A was supposed to be deleted in 2009 but was not included in the Ordinance which amended Temporary Sign requirements as planned. Mr. McDonald modeled the draft amendment after both the Cities of Raymore and Independence, and informed the Commission that it essentially duplicates Chapter 350 of our municipal Code which the Police Department enforces. This primarily addresses the “size” of vehicles allowed to park in residential districts, allowing up to 1-1/2 Ton Trucks (Ford F-450’s as an example) but not the next size up (Ford 550’s). The Commission approved the draft amendment, which will be formally presented in a Public Hearing for approval at the February 11th, 2016 meeting.

8. Commissioner’s Comments: Commissioner Vincent stated he would not be able to attend the February meeting; his vacation plans have him in Vegas that week.

9. Next Meeting Date: Scheduled for Thursday, February 11th, 2016.

10. There was no further business; Chairman Dougherty asked for a motion to adjourn. Commissioner Mallinson motioned to adjourn, seconded by Commissioner Fauscett, (MMSP); Meeting adjourned at 7:50 pm.

Minutes were taken and prepared by Mr. Clifford McDonald, City Planner.