

Planning Commission Minutes
Regular Meeting – February 11th, 2016
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Chairman Mr. Roger Dougherty, Mr. Jim Antonides, Mr. Tom Broadhurst, Mr. Dan Fausett, Alderman Matt Hammack, Mrs. Kimberly Mallinson 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 Broadhurst	Aye
Commissioner Dougherty	Aye
Commissioner Fausett	Aye
Alderman Hammack	Aye
Commissioner Mallinson	Aye
Commissioner Vincent	Excused

4. Consideration of the Minutes, January 14, 2016. Chairman Dougherty pointed out the heading lists the meeting being held in 2015 (not 2016) and asked the Commission to review the minutes; no other corrections or additions to the minutes were presented. Chairman Dougherty asked for a Motion to accept the minutes as amended; Motion Made, Seconded & Passed (MMSP) (Mrs. Mallinson, 2nd by Alderman Hammack) to accept the Minutes as amended.

5. Consideration of the Agenda: Chairman Dougherty stated the Planning Commission Statement was not necessary for this evening’s Public Hearing as no one was in attendance save for the Commission. Mr. McDonald stated there were no changes or amendments to the Agenda. Chairman asked for a motion to approve the agenda as presented; Motion Made, Seconded & Passed (MMSP) (Mr. Antonides, 2nd by Mrs. Mallinson,) to accept the Agenda as presented.

6. New Business: NONE

7. Old Business:

a. PUBLIC HEARING: PROPOSED AMENDMENTS TO: SECTION 400.600: APPROVAL CRITERIA (SPECIAL USE PERMITS), SECTION 400.850 PARKING ON PROPERTY ZONED RESIDENTIAL AND SECTION 400.1130 PURPOSE.

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.

Mr. McDonald reviewed the amendment to Section 400.1130 Purpose. This amendment is a “Housekeeping” action to correct the Light Industrial District reference from M-1 to I-1.

Mr. McDonald then 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. Mr. McDonald modeled the draft amendment after 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). Commissioner Antonides expressed concern about Paragraph “C” which required 3 inches of sand under 6 inches of pea size gravel under 3 inches of road gravel as the standard for both replacement and maintenance of gravel driveways. He felt it was overkill for “maintenance” of a gravel driveway and wanted to have the words “and maintenance” deleted from paragraph C; the Commission agreed with his proposal.

b. ROLL-CALL VOTE TO APPROVE/DISAPPROVE PROPOSED AMENDMENTS TO: SECTION 400.600: APPROVAL CRITERIA; SECTION 400.850 PARKING ON PROPERTY ZONED RESIDENTIAL AND SECTION 400.1130 PURPOSE. Chairman Dougherty asked for a motion to approve/disapprove the proposed amendments to Chapter 400.

Motion Made by Commissioner Antonides to approve the proposed amendments to Section 400.600 and Section 400.1130 and to amend the proposal for Section 400.850 to include deleting the words “and maintenance” from paragraph C. Motion Seconded by Alderman Hammack and passed by the Commission to approve the Ordinance as amended.

Roll Call Vote: Antonides; Aye; Broadhurst Aye; Dougherty Aye; Fausett Aye; Hammack Aye; Mallinson Aye;

- Ordinance to Amend Sections 400.600, 400.1130 and 400.850 of the City’s Zoning Regulations approved as amended.

c. REVIEW AND DISCUSSION OF PROPOSED AMENDMENT TO CITY OF PECULIAR PROPERTY MAINTENANCE CODE, SECTION 302.10 TO RESTRICT PARKING OF RV’S, BOATS, TRAILERS AND VEHICLES IN THE SIDE AND REAR YARDS OF RESIDENTIAL DISTRICTS.

Mr. McDonald reviewed the Ordinance (which the Commission agreed to in January) 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. This proposal continues to allow parking on grass in the Side & Rear 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.

d. ROLL-CALL VOTE TO APPROVE/DISAPPROVE PROPOSED AMENDMENT TO THE CITY OF PECULIAR PROPERTY MAINTENANCE CODE, SECTION 302.10 TO RESTRICT PARKING OF RV’S, BOATS, TRAILERS AND VEHICLES IN THE SIDE AND REAR YARDS OF RESIDENTIAL DISTRICTS. Chairman Dougherty asked for a motion to approve/disapprove the proposed amendment to Section 302.10. Motion Made by Alderman Hammack to amend Section 302.10, Paragraph 1 as presented by adding “parking in the side yard shall be on an improved surface approved by the City” as the last sentence; Seconded by Commissioner Fauscett. Chairman Dougherty opened the floor to discussion – much ensued again about parking on grass versus parking on a paved/improved surface; and the potential impact to larger lots in the City which still have a District R-1 zoning. Following the discussion Chairman Dougherty called for a vote of the Ordinance as amended:

Roll Call Vote: Antonides; Nay; Broadhurst Aye; Dougherty Nay; Fausett Aye; Hammack Aye; Mallinson Nay;

- Ordinance for Section 302.10 of the City’s Property Maintenance Code as amended failed to pass.

Alderman Hammack proposed this item be tabled until the next meeting of the Planning Commission when a full contingent of members would be present. Motion Made by Alderman Hammack to Table this item until the next meeting, Seconded by Commissioner Fauscett. Chairman Dougherty called for a vote:

Roll Call Vote: Antonides; Nay; Broadhurst Aye; Dougherty Nay; Fausett Aye; Hammack Aye; Mallinson Nay;

- Motion to Table the Ordinance to Amend Section 302.10 of the City’s Property Maintenance Code until the next meeting failed to pass.

Mr. McDonald addressed the Commission, stating that the Commission had worked on this parking issue since roughly April of last year and had come to an agreement last month. He suggested the Commission approve the amendment as presented, and forward this issue to the Board of Aldermen for final action; the Board has the ability and authority to amend the proposed Ordinance and require parking on an improved or paved surface if they believe that to be in the best interest of the City and its residents.

Chairman Dougherty asked for a motion to approve/disapprove the Ordinance amending Section 302.10 as presented. Motion Made by Commissioner Mallinson, 2nd by Commissioner Antonides to approve the Ordinance amending Section 302.10 as originally presented. Chairman Dougherty called for a vote:

Roll Call Vote: Antonides; Aye; Broadhurst Aye; Dougherty Aye; Fausett Aye; Hammack Aye; Mallinson Aye;

- Ordinance Amending Section 302.10 of the City's Property Maintenance Code approved as presented.
8. Commissioner's Comments: Commissioner Antonides asked when this parking ordinance would be presented to the Board of Aldermen for Public Hearing. Mr. McDonald said it was scheduled for the March 7th Board of Aldermen meeting. Mr. McDonald also stated that little business for the Commission is pending, and unless several applications for a RePlat and Re-zoning are submitted for Bradley's Crossing the Commission would likely next meet in April.
9. Next Meeting Date: Scheduled for Thursday, March 10th, 2016.
10. There was no further business; Chairman Dougherty asked for a motion to adjourn. Commissioner Antonides motioned to adjourn, seconded by Commissioner Mallinson, (MMSP); Meeting adjourned at 7:50 pm.

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