

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

Present: Acting Chairman Mr. Jim Antonides, Mr. Tom Broadhurst, Alderman Matt Hammack, Ms. Kristin Smith, Mr. Gregory Vincent and City Planner Clifford McDonald

1. Chairman Antonides called the meeting to order at 7:00 p.m.
2. Chairman Antonides asked all to stand for the “Pledge of Allegiance”

3. Roll Call of Members:

Commissioner Antonides	Aye
Commissioner Broadhurst	Aye
Commissioner Dougherty	Excused
Alderman Hammack	Aye
Commissioner Smith	Aye
Commissioner Vincent	Aye

4. Consideration of the Minutes, July 14th, 2016. Chairman Antonides asked the Commission to review the minutes and note if any corrections or additions are necessary – no corrections or additions were presented. Chairman Antonides asked for a Motion to accept the minutes as presented; Motion Made, Seconded & Passed (MMSP) (Commissioner Broadhurst, 2nd by Alderman Hammack) to accept the Minutes as presented.

5. Consideration of the Agenda: Chairman Antonides asked if there were any changes or amendments to the Agenda, Mr. McDonald stated there were none. Chairman Antonides asked for a motion to approve the agenda as presented; Motion Made, Seconded & Passed (MMSP) (Commissioner Broadhurst, 2nd by Alderman Hammack) to accept the Agenda as presented.

6. New Business:

a. PUBLIC HEARING: APPLICATION TO REPLAT LOT 51, CENTENNIAL FARMS, IN PECULIAR, MISSOURI COMMONLY KNOWN AS 22521 LEGACY DRIVE, PECULIAR MISSOURI.

Mr. McDonald reviewed the RePlat Application for the Commission and stated it was consistent with the City’s Comprehensive Plan, Zoning Requirements and that it posed no additional burden on the Public Utility System nor emergency access/services. Mr. Dobson (22515 Legacy Drive) spoke in favor of the application, and stated his plan to build his personal home on Lot 51, hence his request for a little more space. Mr. Dobson said MGE would need to relocate gas service to the lot; however this is an independent negotiation between himself and MGE. No one spoke against the Application to RePlat Lot 51 and no Formal Protests have been received.

i. ROLL-CALL VOTE TO APPROVE THE REPLAT LOT 51, CENTENNIAL FARMS, PECULIAR, MISSOURI.

Motion made by Alderman Hammack, Seconded by Commissioner Vincent to Approve the RePlat of Lot 51, Centennial Farms, Peculiar, Missouri as presented:

Roll Call Vote: Antonides Aye Broadhurst Aye; Hammack Aye;
Smith Aye; Vincent Aye;

Approved: Application for the RePlat of Lot 51, Centennial Farms, Peculiar, Missouri as presented.

b. PUBLIC HEARING: PRELIMINARY PLAT APPLICATION OF LOTS 4A, 5A, 6A, & TRACT B OF PECULIAR INDUSTRIAL PARK; BEING A REPLAT OF LOTS 4, 5, 6, 7 & TRACT B IN PECULIAR INDUSTRIAL PARK, PECULIAR, MISSOURI COMMONLY KNOWN AS 22810 JOE HOLT PARKWAY,

PECULIAR, MISSOURI CONTAINING 4.79 ACRES MORE OR LESS.

Mr. McDonald reviewed the RePlat Application for the Commission and stated it was consistent with the City's Comprehensive Plan, Zoning Requirements and that it posed no additional burden on the Public Utility System nor emergency access/services. The Final Plat of Peculiar Industrial Park shows a secondary, Southern, entrance/exit onto S. Peculiar Drive – this was approved October 26th, 2005. Subsequently, MoDOT (who owns & maintains old 71 Hwy, which is S. Peculiar Drive) denied the secondary entrance. This essentially isolated Lots 5 & 6 with no Public Access - the south end of Joe Holt Parkway was never constructed. This Preliminary Plat will provide for the extension of Joe Holt Parkway so every Lot has Public Access and will provide a means for further development. No one spoke against the Application to RePlat Lots 4, 5, 6, 7 & Tract B of Peculiar Industrial Park into Lots 4A, 5A, 6A & Tract B and no Formal Protests have been received.

i. ROLL-CALL VOTE TO APPROVE THE PRELIMINARY PLAT APPLICATION OF LOTS 4A, 5A, 6A, & TRACT B OF PECULIAR INDUSTRIAL PARK; BEING A REPLAT OF LOTS 4, 5, 6, 7 & TRACT B IN PECULIAR INDUSTRIAL PARK, PECULIAR, MISSOURI COMMONLY KNOWN AS 22810 JOE HOLT PARKWAY

Motion made by Alderman Hammack, Seconded by Commissioner Vincent to Approve the RePlat of Lots 4, 5, 6, 7 & Tract B Peculiar Industrial Park to Lots 4A, 5A, 6A, & Tract B, Peculiar Industrial Park, Peculiar, Missouri as presented:

Roll Call Vote: Antonides Aye Broadhurst Aye ; Hammack Aye ;
Smith Aye ; Vincent Aye ;

Approved: Application for the Preliminary Plat of Lots 4A, 5A, 6A & Tract B of Peculiar Industrial Park, being a RePlat of Lots 4, 5, 6, 7 & Tract B of Peculiar Industrial Park, Peculiar, Missouri as presented.

c. PUBLIC HEARING: PRELIMINARY PLAT APPLICATION OF BRADLEY'S CROSSING, 3RD PLAT, PECULIAR, MISSOURI BEING THE VACANT TRACT OF PROPERTY BETWEEN BRADLEY'S CROSSING PHASE I (SINGLE FAMILY DWELLING DISTRICT) AND PHASE 3 (MULTI-FAMILY DWELLING DISTRICT) WHICH ALIGNS WITH WESTOVER ROAD; CONTAINING 4.5 ACRES MORE OR LESS.

Mr. McDonald reviewed the RePlat Application for the Commission.

- a. This Tract is currently Zoned District R-1, Single Family Dwelling District and would need to be ReZoned as R-2, Two-Family Dwelling District to support the Preliminary Plat presented.
- b. The Future Land-use Map of the City's Comprehensive Plan identifies this area for LDR (Low Density Residential) use. An LDR designation only supports Single Family Dwellings, so the Preliminary Plat application is not supported by the Comprehensive Plan.
- c. The Multi-Family Dwellings in Bradley's Crossing (on Westover Road) are Zoned District R-3, Multiple-Family Dwelling; this is also inconsistent with the LDR use identified in the Future Land-use Plan of the City's Comprehensive Plan. Development of Bradley's Crossing 3rd Plat as presented, will require an exemption to the City's Comprehensive Plan as the Multi-Family Dwelling District has.

The Commission had several questions about Lot size being less than the 8,400 Square Feet required. The lot sizes presented were within 10% of the required size overall. Mr. Stanley Woodworth, Sallee's attorney, spoke in favor of the Preliminary Plat; stating it would complete the Westover Road "Loop" which would significantly improve traffic flow. He reminded the Commission Sallee Homes is trying to resurrect Bradley's Crossing from a PUD (Planned Unit Development) and much of the irregularities are from initial approved construction. The transition of "Paired Homes" between Districts R-1 & R-3 makes very good sense. Although not a perfect fit, and it does not meet existing Code requirements nor Peculiar's Comprehensive Plan per se, this does present a very workable solution to complete this Phase of development in Bradley's Crossing.

The property owner from 21719 S. Fairmont Street questioned the Commission and Sallee Homes about the cutting & clearing of trees in his backyard, and had questions about a fence that was to be installed according to a lady he spoke with. The Commission, and Sallee Homes, believed that KCP&L was maintaining their Right-of-way for power lines as neither the City or Sallee Homes were familiar with any utility work or tree cutting in the area. No one spoke against the Preliminary Plat Application of Bradley's Crossing 3rd Plat and no Formal Protests have been received.

i. ROLL-CALL VOTE TO APPROVE THE PRELIMINARY PLAT APPLICATION OF BRADLEY'S CROSSING, 3RD PLAT, PECULIAR, MISSOURI.

Motion made by Alderman Hammack, Seconded by Commissioner Broadhurst to Approve the Preliminary Plat Application of Bradley's Crossing, 3rd Plat, Peculiar, Missouri as presented:

Roll Call Vote: Antonides Nay Broadhurst Aye; Hammack Nay;
Smith Nay; Vincent Nay;

7. Old Business: NONE.

8. Commissioner's Comments: Commissioner Antonides asked about the justification/authorization for the City Planner to grant a 10% variance to setback requirements; he had never heard of this before. Additionally he would like to see the minimum Lot Size for District R-2 (Two-Family Dwelling District) increased to 10,000 square feet. There were no other comments.

9. Next Meeting Date: Scheduled for Thursday, September 8th, 2016.

10. There was no further business; Chairman Antonides asked for a motion to adjourn. Commissioner Vincent motioned to adjourn, seconded by Alderman Hammack, (MMSP); Meeting adjourned at 8:10 pm.

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