

Planning Commission Minutes
Regular Meeting – October 13th, 2016
Peculiar City Hall, Council Chambers @ 7:00pm

Present: Acting Chairman Mr. Jim Antonides, Mr. Tom Broadhurst, Alderman Matt Hammack, Ms. Sharon Shores, 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 Shores	Aye
Commissioner Smith	Aye
Commissioner Vincent	Aye

4. Consideration of the Minutes, August 11th, 2016. Chairman Antonides asked the Commission to review the minutes and note if any corrections or additions are necessary. Chairman Antonides asked if the reference to amend Lot Size by 10% was presented – it was not. He asked that information be included in the next minutes as he did not believe that type of amendment was legitimate. No other corrections or additions were presented. Chairman Antonides asked for a Motion to accept the minutes as amended; Motion Made, Seconded & Passed (MMSP) (Commissioner Vincent, 2nd by Alderman Hammack) to accept the Minutes as presented.

(See except @ end of minutes)

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 Commissioner Vincent) to accept the Agenda as presented.

6. New Business:

- a. PUBLIC HEARING: PRELIMINARY PLAT APPLICATION OF BRADLEY’S CROSSING, 3RD PLAT, PECULIAR, MISSOURI CONTAINING 4.5 ACRES MORE OR LESS.

Mr. McDonald reviewed the RePlat Application for the Commission.

This Tract is currently Zoned District R-1, Single Family Dwelling District and will need to be ReZoned R-2, Two-Family Dwelling District to support the Preliminary Plat presented. 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.

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 similar to the existing Multi-Family Dwelling District.

Mr. McDonald pointed out that the lot size presented for all lots meet or exceed the Zoning requirements for District R-2 and the front & rear yard setbacks meet Zoning requirements. This 3rd Plat makes a logical buffer and transition between the Single Family Dwelling District and the Multi-family Dwelling District.

The Commission had several questions about parking for the residents and whether these dwelling units would be part of the HOA (Home Owners Association). Mr. Randall Sallee spoke in favor of the Preliminary Plat and said the garages are oversized to allow for parking of up to two vehicles in addition to driveway parking. He also assured the Commission that all the dwellings are subject to the Bradley’s Crossing HOA. He stated it makes sense to transition between Single & Multi-family dwelling areas and also mentioned the

benefits of completing the Westover Road “Loop” for traffic, access, Emergency Vehicle response and pedestrian walkability.

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 REZONING OF BRADLEY’S CROSSING, 3RD PLAT, PECULIAR, MISSOURI FROM DISTRICT R-1, SINGLE FAMILY DWELLING DISTRICT TO DISTRICT R-2, TWO-FAMILY DWELLING DISTRICT.

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

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

Approved: Application to ReZone Bradley’s Crossing 3rd Plat, Peculiar, Missouri from District R-1 to District R-2, as presented.

- ii. 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 of Bradley’s Crossing 3rd Plat, Peculiar, Missouri as presented:

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

Approved: Preliminary Plat Application for Bradley’s Crossing 3rd Plat, Peculiar, Missouri as presented.

- b. PUBLIC HEARING: REPLAT APPLICATION OF BRADLEY’S CROSSING INDUSTRIAL PH 1, PECULIAR, MISSOURI - LOTS 1, 3, 4, 5, 7, 8, 9, 10, 11 AND 12 CONTAINING 15.17 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 Bradley’s Crossing Industrial PH 1 has front yard setbacks (Build Lines) of fifty (50) feet; this is excessive compared to the City’s current setback requirements for District I-1, Light Industrial and this RePlat application will adjust the setbacks to meet the City’s current requirements. Mr. Sallee stated this will allow for a larger building footprint and/or larger rear yards; the lots will still have ample room for landscaping & greenspace adjacent to the roads. No one spoke against the Application to RePlat the Lots of Bradley’s Crossing Industrial PH 1 and no Formal Protests have been received.

- i. ROLL-CALL VOTE TO APPROVE THE REPLAT APPLICATION OF BRADLEY’S CROSSING INDUSTRIAL PH 1, PECULIAR, MISSOURI - LOTS 1, 3, 4, 5, 7, 8, 9, 10, 11 AND 12, PECULIAR, MISSOURI.

Motion made by Alderman Hammack, Seconded by Commissioner Broadhurst 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 to RePlat Bradley’s Crossing Industrial PH 1, Lots 1, 3, 4, 5, 7, 8, 9, 10, 11 and 12 Peculiar, Missouri as presented.

7. Old Business: NONE.

8. Commissioner's Comments: NONE.

9. Next Meeting Date: Scheduled for Thursday, November 10th, 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 7:51 pm.

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

Section 400.150

5.

The Board of Aldermen may waive yard measurements up to ten percent (10%) without the referral to the Board of Zoning Adjustment, when in their discretion doing so will aid in the creative development of a parcel.