

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

August 11, 2020

7:00 P.M.

Council Chambers

Due to the COVID-19 pandemic this meeting was held via the Zoom meeting app. City staff were at City Hall for the meeting.

Planning and Zoning Commission members attended via the Zoom meeting app. The meeting was streamed live on the city's FaceBook page through FaceBook Live. Attendance in person for the Public Hearing was made accessible for public comment on the agenda items in the Council Chambers at City Hall.

Those attending the meeting: Deb Dotson, Alderman Melissa Wilson, Dennis Kathcart, Connor Samenus, Mayor Damien Boley, Chairman Rand Smith, and Development Director Jack Hendrix. Carmen Xavier was absent.

1. CALL TO ORDER

Chairman Rand Smith called the meeting to order at 7:00 p.m.

2. MINUTES

The July 14, 2020 Meeting Minutes were moved for approval by SAMENUS, Seconded by KATHCART.

Ayes 6, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

We issued 7 new single family residential building permits in July bringing our total to 26 new residential building permits since January 1, 2020.

We have numerous commercial projects that are preparing to come for site plan review for the September P & Z meeting. They are as follows:

- Herzog Foundation
- Attic Storage
- Nodaway Valley Bank

4. COMPREHENSIVE PLAN UPDATE – CHARACTER AREAS AND FUTURE LAND USE PLAN

Mr. Hendrix introduced Leslie Deacon and John Stover with John Stover and Associates. They are a part of the consulting team running our Comprehensive plan update process. Please click on the attached link to view their presentation:

<https://storymaps.arcgis.com/stories/90445dd94fe744c289c0eadeea6609cf>

5. SITE PLAN APPROVAL – 124 N 169 HWY SHAMROCK CONVENIENCE STORE

HENDRIX stated that the packet included the original submittal from Chris Woods. In that submittal were some crudely drawn changes that he and Jack had discussed. On 8-7-20 a separate email was sent out to the commission with the changed documents. He stated that based upon the changes that are now incorporated in the plan would meet the site plan requirements and staff recommends approval.

Chris Woods---Architect---Stated that there is an existing 1,500 square foot store there currently and the owner would like to remove it and build a 5,000 square foot store. This has been a good store for the owner, and it is in a great location. He would like to upgrade it in every way and clean up the whole site appearance. There will be a kitchen component where he can provide hot food and it will have a drive thru.

MAYOR BOLEY motioned to approve the Site Plan for 124 N 169 Hwy Shamrock Convenience Store. Seconded by KATHCART.

Discussion:

Several members of the commission agreed that this is a great project, very attractive and will be a great addition to our community.

MAYOR BOLEY asked if there was a timeline for construction?

MR. WOODS stated that their goal is to have a pad poured before winter but that could be a little hopeful. The construction company would like to get started on it as soon as possible.

THE VOTE: DOTSON-AYE, MAYOR BOLEY-AYE, KATHCART-AYE, SAMENUS-AYE, ALDERMAN WILSON-AYE, SMITH-AYE.

AYES-6, NOES-0. MOTION PASSED

6. PUBLIC HEARING – REZONING UNDEVELOPED LAND AT HARBOR LAKE R-1B TO A-1

PUBLIC HEARING:

JOHN HARDING---19801 F HWY---APPLICANT---Stated that they have equine and would like to use the property for pasture to run those equine and maybe hay at some point and will need to get the zoning in line for that kind of use. He is requesting to rezone to agriculture.

Public Hearing closed

SAMENUS motioned to approve rezoning undeveloped land at Harbor Lake from R-1B to A-1. Seconded by DOTSON.

Discussion:

MAYOR BOLEY asked Mr. Hendrix if the current zoning restricts any of the uses Mr. Harding just discussed?

HENDRIX stated that the current zoning does. They would not be able to have the animal husbandry on this site. In order to run horses, the zoning would need to be A-1.

SMITH asked Mr. Harding how many horses he would have.

MR. HARDING stated on this property as well as the adjacent property we have a total of 11 equine. They are all getting older so by this time next year we may have fewer. We feel that this amount of property is adequate to handle that number of equines.

THE VOTE: ALDERMAN WILSON-AYE, SAMENUS-AYE, KATHCART-AYE, MAYOR BOLEY-AYE, DOTSON-AYE, SMITH-AYE.

AYES-6, NOES-0. MOTION PASSED

7. AUSTIN REZONING AND SUBDIVISION PLAT APPROVAL---TABLE TO A DATE UNKNOWN

HENDRIX explained when staff reviewed this the Public Works Department noticed there were significant issues with the surrounding public infrastructure, so we have to table moving forward on this until staff can figure out how the City is going to handle these public infrastructure issues. The issue is that all the streets there are private. We just discovered there are no public streets in that subdivision. We spoke with the applicant and they asked that this be tabled until this issue can be resolved.

MAYOR BOLEY motioned to table agenda item #7 indefinitely. Seconded by KATHCART.

VOICE VOTE: UNANIMOUS

Ayes 6, Noes 0. Motion carried.

8. ADJOURN

MAYOR BOLEY made a motion to adjourn. SAMENUS seconded the motion.

VOICE VOTE: UNANIMOUS

SMITH declared the session adjourned at 7:59 p.m.