

## SMITHVILLE PLANNING COMMISSION

REGULAR SESSION  
November 10, 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 YouTube page through YouTube Live.**

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

### **1. CALL TO ORDER**

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

### **2. MINUTES**

The October 13, 2020 Meeting Minutes were moved for approval by XAVIER, Seconded by ALDERMAN WILSON.

Ayes 6, Noes 0, 1 Abstained (SMITH). Motion carried.

### **3. STAFF REPORT**

HENDRIX reported:

We have had 45 single family residential permits and 6 new commercial building permits since January 1, 2020.

The Greyhawke Phase 3 inal plat has been released for recording with Clay County. This releases another 50 lots that will be eligible for construction.

HENDRIX thanked the Comprehensive Plan consultants, the Planning Commission, the Board of Alderman and the citizens for all of their work and input over the last year on the Comprehensive Plan process that we are going to be talking about tonight.

#### **4. PUBLIC HEARING--- 2030 COMPREHENSIVE PLAN**

**Public Hearing:** None

**Public Hearing closed**

#### **5. RESOLUTION 2020-1 – ADOPTING THE CITY OF SMITHVILLE COMPREHENSIVE PLAN 2030**

HENDRIX stated that the Commission has been presented a Resolution document. It is a State Law requirement that this commission pass the adoption of the plan via a Resolution. Consultants Heather Branigin and Leslie Deacon are also here again tonight.

MS. BRANIGIN stated that it had been an honor to work with you all and you have put so much work into this. Her hope was that all your voices have been represented and it certainly seems as though they had been. She thanked them for all the effort and time the commission put in on this.

MS. DEACON also thanked the City staff and Planning Commission as well as any other task force members who might be joining us tonight. She said this was a delightful process and really enjoyed learning more about Smithville. She feels that the future for Smithville is very bright with a lot of exciting changes on the horizon and a lot of strong opportunities.

SMITH stated that he felt the consultants have been very professional in all that they have done, and it has been a pleasure to work with them. In his seven years on the Planning Commission there has never been anything he has been more anxious to pass as far as a resolution, so he is looking forward to it. The City leadership should be commended for contracting with Future IQ and putting this together.

XAVIER stated that she agreed with Mr. Smith.

ALDERMAN WILSON stated that she agreed as well. This has been a very good and fruitful process for the City.

MAYOR BOLEY stated David Beurle with Future IQ was very happy to get the contract extension. They had never done a Comprehensive Plan before, but they figured it out and he thinks we have a pretty good one. It is easy for anyone to read it and see what Smithville wants to do.

HENDRIX stated that to him, that is the most impressive part. We brought in the company that did our Strategic planning, they bid on a Comprehensive Plan that they had never done before, they brought in Jon Stover and Associates who has done these plans before. He thanked Future IQ and Jon Stover and Associates and their staff members for the work they did. This was a very good thing for our community.

MAYOR BOLEY motioned to approve Resolution 2020-1 – Adopting the City of Smithville Comprehensive Plan 2030. Seconded by DOTSON.

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

**AYES-7, NOES-0. MOTION PASSED**

**6. SITE PLAN REVIEW--- CDL SCHOOL--- LOTS 10 AND 11 OF FIRST PARK (FUTURE PARK DR. ADDRESS)**

HENDRIX stated that in the packet the commission received are the site plan documents. It includes the site plan layout, the building materials provision, and the staff report. The applicants, their agent and the engineer are all here to answer any questions.

**Dan Hartman---Applicant's Agent---408 E. Meadow St. Smithville, Mo---**Stated that they are very excited about having a vocational school here in Smithville. It is a CDL school. This allows an opportunity to reach out beyond our community. As most of you may know, there is a shortage of truck drivers in the US. This will be an opportunity to train these drivers as well as offer other services. They are excited and it's been a year long process. They originally presented this in another County, but things did not work out. He thinks that it worked out better for the City of Smithville. He

said they are honored to be here this evening and present this and they appreciate the Commission's consideration.

**William Foreman---Applicant---PO Box 448 Smithville MO---** Stated that his wife Tiffany and daughter Jessica Siercks were also here with him. They have been contracted with FedEx Ground for 26 years. FedEx gave us the opportunity to train our own drivers at the facility and qualify them. This is something we thought about expanding and involving others that are in need of jobs. I enjoy training and everything to do with big trucks. We will be qualified by the state so there will be state funding. A lot of people go to Johnson County Community College or other truck driving schools. We are going to be similar, but we want to be better and we want to teach them the right way. This is something that we are really looking forward to doing and giving plenty of people this opportunity.

MAYOR BOLEY stated that this fits in with several of the pillars of the Comprehensive Plan that we just approved. The Board of Alderman had a joint meeting with the School Board last week and one of the things discussed was educational opportunities and training. This checks so many of the boxes. He stated that he was sorry that whatever happened in Clinton County happened, but he is happy to have them now choosing to start this business in Smithville.

XAVIER asked if they try to recruit from within the city limits of Smithville or if students will come from the greater Kansas City area as well?

MR. FOREMAN stated that this will be open to everyone.

MAYOR BOLEY asked if they will also have onsite mechanics to take care of their trucks?

MR. FOREMAN stated no. He uses a mechanic up in Stewartsville for all his FedEx trucks.

MAYOR BOLEY asked Mr. Hendrix if in the future there will also be a road coming out to Commercial at the stop light?

HENDRIX stated yes but not until the next phase. Long term plans would be to have stop light access into the industrial area.

DOTSON stated that some large RVs' require CDL's. Will you accommodate people who might want that kind of training too or are you just going to train commercial truck drivers?

MR. FOREMAN stated that we are beginning with commercial truck drivers and would like to expand from there.

**Tiffany Foreman---Applicant---PO Box 448 Smithville MO---**Stated that they would like to reach out to all of the schools around here to let them know that this is a vocational option for kids who maybe don't want to go to college or can't go to college. We are also going to reach out to local veteran's groups to see if we can help them get vocational training. Their other end goal is to offer class A and class B as well. They also have a secondary trucking company that they own and the students coming out of this school will be able to get experience from that. Most people don't want to hire someone straight out of school, so this gives them an opportunity to get the hours they need to show experience.

HENDRIX asked if in addition to the class A are you going to do other certifications such as tanker, hazmat etc.?

MR. FOREMAN stated yes.

SAMENUS motioned to approve the site plan for the CDL School—Lots 10 and 11 of First Park. Seconded by XAVIER.

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

**AYES-7, NOES-0. MOTION PASSED**

## **7. ADJOURN**

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

VOICE VOTE: UNANIMOUS

SMITH declared the session adjourned at 7:24 p.m.