

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

October 12, 2021

7:00 P.M.

Council Chambers

Due to the COVID-19 pandemic this meeting was held via the Zoom meeting app.

City Staff and 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 John Chevalier, Mayor Damien Boley, Dennis Kathcart, Carmen Xavier, Rob Scarborough, Melissa Wilson, and Development Director Jack Hendrix.

1. CALL TO ORDER

Mayor Boley called the meeting to order at 7:00 p.m.

2. MINUTES

The September 14, 2021, Regular Session Meeting Minutes were moved for approval by XAVIER, Seconded by DOTSON.

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

3. STAFF REPORT

HENDRIX reported:

Items 7, 8 and 9 on tonight's agenda have been postponed at the request of the applicant and city staff until our next meeting. We are trying to finalize some agreements with MODOT that relates to a new traffic light at Richardson Street. The location already meets the warrants under MODOT's guidelines. We anticipate this development contributing a percentage of the

cost and the property on the SE corner of Richardson Street will also contribute.

Today Jack received a layout for a new carwash to go in at that SE corner of Richardson Street with 2 more lots adjacent to it. They are requesting to be on the November 9th meeting. They will have a traffic impact study requirement. As Jack mentioned they will be contributing a percentage of the cost toward the traffic light. We are hoping to work with MODOT to get a funding package and be able to move this up MODOT's priority list to get the light installed sooner.

Domino's Pizza, Burger King, and the 3rd building at the KCI RV Center are all really close to completion. Construction continues on the storage buildings at Attic Storage.

We have new inquires for a couple of new residential subdivisions. The developers have submitted the first very rough layouts.

First Park Industrial subdivision has a street that is fully paved. They still have water, sewer and storm water to complete. Most of it is installed but none of it has been tested, with the exception of the streets.

The foundation and under slab work for the medical marijuana facility is still under construction. It is a large building, so it is taking a while. It is about \$29 million in construction project. That will be a pretty good chunk in property taxes alone for the city.

There is someone that is looking to buy and very close to making an offer on the SE corner of Commercial Street and 169 Hwy where the strip mall was torn down.

The agenda items that were pulled from the June meeting for the subdivision south of Wildflower is anticipated to be on our December meeting agenda. This originally was to be called Eagle Heights but has now been renamed Lakeside Farms.

The Diamond Creek subdivision is working on grading their site right now. They do not have DNR approval yet for the water and sewer. DNR is backed up, so they are waiting for them to review the city approved plans. They still have several months of work ahead of them and are estimating they will be able to pave in early spring.

The Eagle Ridge subdivision by the high school is going to push for all of the subgrade issues to get approved so they can move forward with the paving and start building the units.

KATHCART asked about the status of the CDL driving school.

HENDRIX stated he anticipates that they will start pretty soon now that the road is in. There is a water line that goes around them and are hoping to get that out of the way so they can start accessing the lot.

KATHCART asked about the status of the Shamrock gas station.

HENDRIX stated when they were taking out the old gas tanks they had to remediate a lot more soil as a part of the underground storage tank process. The owner also made a change to the underground storage tanks they were putting in which is part of the delay. They have to finish the retaining wall, install the storage tanks and do the paving. The building is basically ready to go.

SCARBOROUGH asked if the carwash that is going in at the SE corner of Richardson St and 169 Hwy a relocation of an existing carwash or a new business.

HENDRIX stated that this is a new business. It's a drive thru carwash and coffee place. They have a similar one currently being built in Liberty. They layout just came today, and they are trying to get the rest of their paperwork together and are hopeful to be at the November meeting. He thinks they really want to be open by spring.

MAYOR BOLEY stated that the Liberty location is located by HyVee. They have 15 in preconstruction right now.

SCARBOROUGH asked if there were any issues with water and sewer with a facility like that in that location?

HENDRIX stated no. They have a 12 inch water line on the street in front of them and gravity sewers are right there as well.

MAYOR BOLEY stated that there is a water tower right there as well so they will have decent pressure.

HENDRIX stated that pressure is not the issue with them since they will have their own pumps. Volume is their issue.

MAYOR BOLEY stated that we are also currently out of residential lots. He asked what our permit totals are right now.

HENDRIX stated 41 for new residential homes. We do still have some lots available in Greyhawke. We also do have plans for the next phase. They made some changes in phase 3 that would allow them to eliminate one of the planned pump stations. Phase 4 will be the last bit of development in the SW corner of the development with 18-19 lots and no pump station.

WILSON asked if the roundabout would be involved with this next phase?

HENDRIX stated no. It will be installed in the phase after this one.

MAYOR BOLEY stated that there is also some equipment mobilized at Smith's Fork Park. Our raw water pump station is in the floodway, which has flooded in the past and has shorted out equipment. This and a few other things are all getting replaced. This is about an 18 month long project.

HENDRIX stated that this is water, sewer and a whole lot of other utility work down there. They are upsizing the pump station that sits down there as well.

4. ELECTION OF PLANNING COMMISSION CHAIR

XAVIER nominated Deb Dotson. Dotson thanked her but refused the nomination.

DOTSON nominated Melissa Wilson. Wilson accepted.

THE VOTE: SCARBOROUGH-AYE, ALDERMAN CHEVALIER-AYE, XAVIER-ABSTAIN, KATHCART-AYE, DOTSON-AYE, MAYOR BOLEY-AYE, WILSON-ABSTAIN.

AYES-5, NOES-0, ABSTAINED-2. MOTION PASSED

5. ELECTION OF VICE CHAIR

DOTSON nominated Dennis Kathcart. Kathcart accepted.

THE VOTE: KATHCART-AYE, DOTSON-AYE, MAYOR BOLEY-AYE, WILSON-AYE, SCARBOROUGH-AYE, ALDERMAN CHEVALIER-AYE, XAVIER-AYE.

AYES-7, NOES-0. MOTION PASSED

6. ELECTION OF SECRETARY

WILSON nominated Deb Dotson. Dotson accepted.

THE VOTE: KATHCART-AYE, DOTSON-AYE, MAYOR BOLEY-AYE, WILSON-AYE, SCARBOROUGH-AYE, ALDERMAN CHEVALIER-AYE, XAVIER-AYE.

AYES-7, NOES-0. MOTION PASSED

7. PUBLIC HEARING: PLANNED DEVELOPMENT OVERLAY DISTRICT FOR RICHARDSON STREET PLAZA

*** ITEM TO BE POSTPONED UNTIL NOVEMBER 9, 2021 ***

8. RICHARDSON STREET PLAZA PLANNED DEVELOPMENT OVERLAY DISTRICT; 3 LOTS TO BE CREATED AT 169 HWY & RICHARDSON STREET (NW CORNER)

*** ITEM TO BE POSTPONED UNTIL NOVEMBER 9, 2021 ***

9. PUBLIC HEARING: SINGLE PHASE FINAL PLAT FOR RICHARDSON STREET PLAZA (3 LOTS)

*** ITEM TO BE POSTPONED UNTIL NOVEMBER 9, 2021 ***

HENDRIX stated that we need to request for a motion to postpone items 7, 8, and 9 on this agenda until the November 9, 2021, meeting. We will then take one roll call vote on all 3 items at once. The purpose of this is so we don't have to readvertise everything.

KATHCART motioned to postpone items 7, 8, and 9 on tonight's agenda. Seconded by SCARBOROUGH.

THE VOTE: MAYOR BOLEY-AYE, KATHCART-AYE, DOTSON-AYE, XAVIER-AYE, WILSON-AYE, ALDERMAN CHEVALIER-AYE, SCARBOROUGH-AYE.

AYES-7, NOES-0. MOTION PASSED

10. PUBLIC HEARING: INITIAL ZONING LOT 8 LAKESIDE CROSSING (2413 NE 157TH TER.)

Public Hearing: None

Public Hearing closed

11. INITIAL ZONING LOT 8 LAKESIDE CROSSING

HENDRIX stated that this is number 10 of the 11 lots that were not part of the city. A part of the annexation process is to set the initial zoning, and this is the process for it. We are setting this property at R-1B zoning which matches the rest of the subdivision.

KATHCART motioned to approve the Finding of Facts and initial zoning for lot 8 in Lakeside Crossing to R-1B. Seconded by DOTSON.

DISCUSSION:

MAYOR BOLEY thanked Mr. Hendrix for his hard work on getting this taken care of.

THE VOTE: SCARBOROUGH-AYE, ALDERMAN CHEVALIER-AYE, XAVIER-AYE, DOTSON-AYE, MAYOR BOLEY-AYE, WILSON-AYE, KATHCART-AYE.

AYES-7, NOES-0. MOTION PASSED

12. ADJOURN

XAVIER made a motion to adjourn. SCARBOROUGH seconded the motion.

VOICE VOTE: UNANIMOUS

WILSON declared the session adjourned at 7:28 p.m.