

# SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

December 14, 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, Rob Scarborough, Billy Muessig, Melissa Wilson, and Development Director Jack Hendrix.

## **1. CALL TO ORDER**

Chairman Melissa Wilson called the meeting to order at 7:01 p.m.

## **2. MINUTES**

The November 9, 2021, Regular Session Meeting Minutes were moved for approval by KATHCART, Seconded by DOTSON.

Ayes 7, Noes 0. Motion carried.

## **3. STAFF REPORT**

HENDRIX reported:

As we approach the end of our calendar year this is the updated data as of this morning.

- We issued 46 residential building permits which totaled \$13.9 million in improvement value. This does not include the cost of the land, just the improvements.

- We issued 9 commercial building permits which totaled \$32.5 million in improvement value.

There is a lot of right of way work going on in Smithville. United Fiber and AT&T are both installing fiber. Please be cautious when you are driving.

#### **4. SITE PLAN REVIEW – 319 E MAIN ST – SMITHVILLE TOWNHOMES**

MUESSIG motioned to open discussion of the Site Plan review for 319 E Main St, Smithville Townhomes. Seconded by MAYOR BOLEY.

HENDRIX stated that the commission was given the staff report. In this are some notes that were submitted to the applicant and their engineer who were fine with all of the changes. These changes were related to separate utility connections and where they are located and also requiring that they have a dumpster instead of individual city trash receptacles. The applicant, Clayton Cox, is here if you have any questions.

#### **DISCUSSION:**

MUESSIG asked if they are doing any outside lighting except for what is on the townhomes?

MR. COX stated yes. In the parking lot there will be some lights. We are unsure if it will be streetlights or post lights.

DOTSON asked if the lights would be shielded to keep the glare from going onto other properties?

MR. COX stated if we do the streetlights yes, they will be shielded. If we do the post lights on the front yards no. The post lights will only be 6 to 10 feet tall and only bright enough to provide light to the parking lot.

WILSON asked what the square footage of each unit will be?

MR. COX stated that they are 3 bedroom and 2 bathrooms with a garage. He thinks around 1300 square feet.

HENDRIX stated that he thinks they are a little bigger. More like 1600 square feet.

DOTSON asked if they are going to be for sale or rentals?

MR. COX stated that he has not decided on that yet. He will have to see where he comes in on budget then go from there.

DOTSON asked if he decides to have them as rentals do you have a target rental cost in mind?

MR. COX stated not yet. With the way the market is right now it's hard to give an exact number.

MUESSIG stated that he thought with these being townhomes they would be privately owned.

MR. COX stated that it could go either way. He has spoken with Mr. Hendrix about this.

HENDRIX stated that if he sold these, he would have to do a minor plat and have them surveyed. It would be done like the ones in the Ashmont subdivision and the Harborview townhomes. They sell the footprint only.

WILSON stated that it looks like the only access to this will be off of East Meadow Street. Is that correct?

MR. COX stated yes.

WILSON asked if there will be landscaping on the side that faces East Main Street?

MR. COX stated yes, and they will be adding steps that get down to the park on the East Main Street side as well.

DOTSON asked if he decided to sell these will there be an HOA with covenants to keep the property up?

MR. COX stated yes.

HENDRIX stated that an HOA will be required because of the way it's designed.

SCARBOROUGH stated that it looks like there is one sewer line that connects all of the townhomes. If these are privately owned what happens if one fails that belongs to someone else?

HENDRIX stated that will be part of the HOA responsibility. There is one central sewer line that goes through the entire complex. There are water lines on the back side so they will all have their own individual water lines.

MUESSIG asked what impact this will have on the existing sewer line?

HENDRIX stated that they don't anticipate any issues. This sewer line runs down into a standard 8-inch line and runs to the manhole in front of Mr. Electric which then turns into a 10-inch line and further down turns into a 12-inch line.

DOTSON asked if Main Street would get torn up for any of this utility work?

HENDRIX stated no.

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

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

**5. SITE PLAN REVIEW – 14450 N 169 HWY SUITE B – SMITHVILLE MONTESSORI ACADEMY EXPANSION**

MAYOR BOLEY motioned to open discussion for the Site Plan review for 14450 N 169 Hwy Suite B Smithville Montessori Academy Expansion. Seconded by MUESSIG.

HENDRIX stated that this is an addition to the existing Major Mall building. It will be located on the lower level on the rear of the building. The proposed addition would be 2,546 square feet in size. It is designed to match the existing part of the building. The goal with additions is for this to match the existing or improves the overall existing site plan compatibility. The fire

district has indicated that this will need to have a fire sprinkler because it's a daycare.

**DISCUSSION:**

MUESSIG asked if this will affect traffic?

HENDRIX stated no, the distances traveled on site are so great that there is no traffic impact.

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

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

**6. ADJOURN**

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

VOICE VOTE: UNANIMOUS

WILSON declared the session adjourned at 7:26 p.m.

NOT YET APPROVED