

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

May 9, 2023

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman Melissa Wilson called the meeting to order at 7:00 p.m.

A quorum of the Commission was present: Melissa Wilson, John Chevalier, Dennis Kathcart, Rob Scarborough, Deb Dotson & Billy Muessig. Mayor Damien Boley was absent.

Staff present: Jack Hendrix and Brandi Schuerger.

2. ELECTION OF OFFICERS

CHAIRMAN

DOTSON nominated CHEVALIER.

THE VOTE: ALDERMAN WILSON-AYE, MUESSIG-AYE, SCARBOROUGH-AYE, DOTSON-AYE, KATHCART-AYE, CHEVALIER-ABSTAIN.

AYES-5, NOES-0, ABSTAINED-1. MOTION PASSED

VICE CHAIRMAN

ALDERMAN WILSON nominated SCARBOROUGH.

THE VOTE: CHEVALIER-AYE, KATHCART-AYE, DOTSON-AYE, SCARBOROUGH-ABSTAIN, MUESSIG-AYE, ALDERMAN WILSON-AYE.

AYES-5, NOES-0, ABSTAINED-1. MOTION PASSED

SECRETARY

SCARBOROUGH nominated DOTSON.

THE VOTE: ALDERMAN WILSON-AYE, MUESSIG-AYE, SCARBOROUGH-AYE, DOTSON-ABSTAIN, KATHCART-AYE, CHEVALIER-AYE.

AYES-5, NOES-0, ABSTAINED-1. MOTION PASSED

3. MINUTES

The April 11, 2023, Regular Session Meeting Minutes were moved for approval by KATHCART, Seconded by DOTSON.

Ayes 5, Noes 0, Abstain 1 (SCARBOROUGH). Motion carried.

4. STAFF REPORT

HENDRIX reported:

Since January we have issued 13 new residential building permits this year. 5 more permit applications are on Brandi's desk so we will be at 18 new residential permits by the end of the week.

We have not issued any new commercial building permits. Construction continues on several commercial projects. Attic Storage is about to start their landscaping. The Smithville Townhomes started their landscaping today and are getting closer to completion. McBee's Coffee N' Carwash is out of the ground with their building which now has a roof on it. The retaining walls for Richardson Street Plaza have been installed. They will start installing the public water line soon and all other infrastructure is private.

The Diamond Creek subdivision has 4 houses under construction. At Eagle Ridge there have been building permit applications submitted for 2 more buildings (4 units).

KATHCART asked if there was any update on when stop light and turn lanes would be installed at the Richardson Street and 169 Hwy intersection?

HENDRIX stated that there has been ongoing conversations with MODOT. There has been a lot of turn over with staff at MODOT. We are hoping that we now have somebody who can push that process through. The second phase of the Villas of Smithville will be coming soon and that will trigger Richardson Street extending all the way to Commercial Street by the school.

CHEVALIER asked if they are required to finish that street out to the school before they break ground?

HENDRIX stated it will be part of their infrastructure requirements.

CHEVALIER asked if they are going to work with the school district since the school district is planning to install sidewalks on their property?

HENDRIX stated that the problem is the timing of everything. When the original plan went through it took almost 2 years before they actually brought something forward with the city. It could be until January before they find out if the State funding is available.

Kristine Bunch—18608 Primrose St—Spoke to a couple of commissioners about their comments made on social media and her displeasure of how that affected her opportunity to serve on the Economic Development Committee.

5. PUBLIC HEARING:

- **VACATE AN EASEMENT BETWEEN LOTS 5 & 6 OF FAIRVIEW CROSSING NORTH SUBDIVISION**

Public Hearing Opened

HENDRIX gave an overview of why this is necessary. The staff report has been provided to the commission.

There were no members of the public that signed up to speak.

Public Hearing Closed

6. EASEMENT VACATION – UTILITY EASEMENT BETWEEN LOTS 5 & 6 OF FAIRVIEW CROSSING NORTH LOCATED AT COMMERCIAL AND N US 169 HWY

- **REQUEST TO VACATE AN EASEMENT IN ORDER TO MERGE TWO LOTS INTO ONE.**

KATHCART motioned to approve utility easement vacation between lots 5 & 6 of Fairview Crossing North. Seconded by MUESSIG.

DISCUSSION:

MUESSIG questioned the location of the easement?

HENDRIX stated that it's located between 2 lots. They are proposing to get rid of the boundary line between lots 5 and 6 so they can build a building in the middle. This easement has to go away before this can happen. Every other existing easement stays in place.

CHEVALIER asked if there were any negatives in doing this?

HENDRIX stated that if we didn't do this it means there will be 2 buildings instead of one building.

KATHCART asked if this is still under the maximum square footage allowed?

HENDRIX stated that by doing this it reduces the square footage that is allowed by 10%.

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

AYES-6, NOES-0. MOTION PASSED

7. SITE PLAN REVIEW – FAIRVIEW CROSSING NORTH SHOPPING CENTER – 14781 N. FAIRVIEW DR

- **SITE PLAN SUBMITTAL FOR A NEW SHOPPING CENTER PROPOSED TO BE LOCATED ON MERGED LOTS 5 & 6 OF FAIRVIEW CROSSING NORTH. PROPOSAL IS FOR A 10 UNIT, 12,000 SQ. FT. SHOPPING CENTER.**

MUESSIG motioned to approve the Site Plan Review for merged lots 5 & 6 at Fairview Crossing North. Seconded by KATHCART.

DISCUSSION:

HENDRIX gave an overview of this proposal. The staff report has been provided to the commission.

KATHCART stated that this one also appears to have a drive through window on the back.

HENDRIX stated that it is identified there as a potential.

ALDERMAN WILSON stated that she also sees a garage door on the back. Is this just a proposal as well?

HENDRIX stated that would be his guess. There may be a potential tenant who may have identified this as a need but he is unsure about that.

CHEVALIER asked if it would have to come back to Planning and Zoning if additional garage doors were added?

HENDRIX stated no. The color, layout and design of the building is the issue. If they decided to make the whole building with garage doors then he would recommend that they bring it back for your approval since it would then be changing the character of the building.

CHEVALIER asked if the buffering between the houses and the building is changing?

HENDRIX stated it is changing. They have substantially increased the buffering.

THE VOTE: ALDERMAN WILSON-AYE, MUESSIG-AYE, SCARBOROUGH-AYE, DOTSON-AYE, CHEVALIER-AYE, KATHCART-ABSTAIN.

AYES-6, NOES-0. MOTION PASSED

8. ADJOURN

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

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:33 p.m.