

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

September 12, 2023

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman John Chevalier called the meeting to order at 7:00 p.m.

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

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The July 11, 2023, Regular Session Meeting Minutes were moved for approval by SCARBOROUGH, Seconded by MAYOR BOLEY.

Ayes 6, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

Since January we have issued 25 new residential building permits this year. 3 more permit applications are on Brandi's desk so we will be at 28 new residential permits once those are approved.

Fairview Crossing North is under construction. The permit has been issued for the 10 unit strip mall has been issued and all of their bonds are in place and will be moving forward.

It's anticipated that the Transfer Station Site Plan application will be submitted to the city in the next few weeks and will be presented to the Commission for their review at an upcoming meeting.

The new Comprehensive Plan Dashboard is now live on the City's website.

The Comprehensive Plan calls for us to do a SWAT analysis of the Accessory Dwelling Unit process and see how we want to handle it. In the coming months we will have a work session meeting without an advertisement on this subject to get this Commission's thoughts on the issue.

Also anticipated is a building code change to be brought forward about adding electric vehicle charging stations for multi-family zonings as well as a requirement that new single family homes have the infrastructure in place so that buyers don't have to tear the house up to install one.

ALDERMAN WILSON asked if we should look at requiring developments like Fairview Crossing to install a couple EV charging stations in their parking lots in the future?

HENDRIX stated that is the purpose behind bringing this forward for discussion. He would like to have this set up in the code so that when they want to build they are required to do it.

MAYOR BOLEY stated that he was recently talking with a business owner and they are getting incentives to install EV charging stations as well. Evergy is pushing for this and offering incentives for it.

HENDRIX stated that even if we don't require them to actually install the actual charging stations they need to at least have the infrastructure already installed to make it capable to install them in the future.

Mayor Boley stated that we recently got our assessed value numbers for the year. This is the second year it has been this way but commercial construction outpaced residential construction. We are now at \$280 million on assessed value. A couple of years ago we had just broke \$200 million.

4. PUBLIC HEARING:

- **AN AMENDMENT TO §425.180 OF THE SUBDIVISION CODE RELATED TO SUBDIVISION MAINTENANCE**

Public Hearing Opened: None

Public Hearing Closed

5. SUBDIVISION MAINTENANCE PROVISIONS AMENDMENT §425.180 TO ADD STORMWATER SYSTEM MAINTENANCE

- **CITY'S MS4 PERMIT REQUIRES ADDITIONAL ENFORCEMENT BY THE CITY CONCERNING STORMWATER SYSTEM MAINTENANCE AND THE PROPOSED CHANGES MEET THE NEW REQUIREMENTS**

MAYOR BOLEY motioned to approve the Subdivision Maintenance provisions amendment §425.180 to add Stormwater Maintenance. Seconded by KATHCART.

DISCUSSION:

HENDRIX informed the Commission that MS4 stands for Municipal Separate Storm Sewer Systems and it's a regulation from MODNR. The city was required to obtain a general permit in 2013 and following the 2020 Census' population over 10,000 triggered an individual permit instead of the general permit. This new individual permit brings forward several new requirements for the city related to our storm sewer system. If approved tonight by this Commission the ordinance will be on the Board of Aldermen meeting agenda on September 19th for first reading.

The commission discussed this agenda item. To view the discussion, click the following link: <https://www.youtube.com/watch?v=AMElvX2mci0>

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

AYES-6, NOES-0. MOTION PASSED

6. PUBLIC HEARING:

- **SHORT TERM RENTAL REGULATIONS**

Public Hearing Opened: None

Public Hearing Closed

7. SHORT TERM RENTAL ORDINANCE

- **PROPOSAL WOULD ADD REGULATIONS TO THE SHORT TERM RENTAL INDUSTRY IN SMITHVILLE**

SCARBOROUGH recused himself from this discussion since he is an owner/operator of several short term rental units in Smithville. He is available as an expert witness if there are any questions.

MAYOR BOLEY motioned to discuss the Short Term Rental Ordinance. Seconded by CHEVALIER.

The commission discussed this agenda item. To view the discussion, click the following link:

<https://www.youtube.com/watch?v=AMElvX2mci0&t=1173s>

After this discussion it was suggested that Mr. Hendrix make revisions and bring the ordinance back to the Commission at the next meeting.

8. ADJOURN

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

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 8:07 p.m.