

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

November 14, 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 7:02 p.m.

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

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The October 10, 2023, Regular Session Meeting Minutes were moved for approval by SCARBOROUGH, Seconded by MUESSIG.

Ayes 6, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

Fairview Crossing North is still under construction. They are preparing for the curbs and will be paving shortly after. They are finalizing their last MODOT permit. The first building on the northeast lot is under construction.

They are finalizing plans on Fairview Crossing (south portion). The first phase of this will be townhomes and they are finalizing the construction plans for those as well. They will be submitting the Final plat to the Board of Alderman since this has already went through the preliminary platting process.

McBee's Coffee N Carwash has indicated that they are hoping to be open by the end of the year. They have a lot of work left to do and are working hard to meet that timeframe.

Permitting for housing is still low. Last budget year we issued a 34 permits. He feels that the interest rates are the reason for this.

Short-term rental regulations went into effect on the first full week of November.

4. PUBLIC HEARING

- **PROPOSAL WOULD REZONE 17 MULTIFAMILY LOTS IN THE SECOND CREEK MEADOWS APPROVED PRELIMINARY PLAT FROM R-3 TO R-1B**

Public hearing opened.

HENDRIX stated that this matter was last before the commission January-March 2023. The preliminary plat and the rezoning all went through then. It included 50 single family lots and 17 multifamily lots in what was called Second Creek Meadows. The applicant is seeking to rezone the 17 multifamily (R-3) lots to R-1B. If they can get this approved and the sale complete they plan on starting construction as soon as possible.

Kevin Turley---1116 NW 92nd Street Kansas City, MO 64155---

Stated that he is here to represent the applicant Jamie Pryor. Stated that what Mr. Hendrix just stated is correct. They hope that this will move things forward on the sale of the property. The new owners are only planning to construct single family homes.

Kristine Bunch---402 4th Street Smithville, MO 64089--- Thanked the commission for considering rezoning this back to single family. She hopes that the new owner doesn't bring this back to the commission to be rezoned back to multifamily in the future.

Public hearing closed.

5. REZONE 17 LOTS IN SECOND CREEK MEADOWS FROM R-3 TO R-1B

- **APPLICANT SEEKS TO REZONE THE CURRENT 17 MULTIFAMILY LOTS FROM R-3 TO R-1B**

SCARBOROUGH motioned to approve the Rezoning of 17 lots in Second Creek Meadows from R-3 to R-1B. Seconded by DOTSON.

DISCUSSION: None

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

AYES-6, NOES-0. MOTION PASSED

6. ADJOURN

DOTSON made a motion to adjourn. ALDERMAN WILSON seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:11 p.m.