

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

December 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 7:01 p.m.

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

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The November 14, 2023, Regular Session Meeting Minutes were moved for approval by SCARBOROUGH, Seconded by ALDERMAN WILSON.

Ayes 7, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

At the January or February meeting it is anticipated that we will have 2 or 3 site plan applications coming forward for new projects.

- At 169 Hwy and West Meadow Street a car dealership wants to install a temporary trailer to use as an office.
- At Cliff Drive and 169 Hwy there will be a rezoning and site plan review for an 8-plex.
- The KCI RV Storage facility has sold and the new owners will be submitting new applications in the spring for the next 2 buildings on the south side and will be reworking the north side to build bigger buildings with smaller units. This will require a new traffic study.

McBee's Coffee N Carwash has advertised a December 21st opening. They will be working very hard to complete the rest of the work to meet that deadline.

Fairview Crossing North is making progress. They have the first 6 inches of pavement down. The anticipated opening will be in June 2024. There are 3 businesses slated to go there.

The old Price Chopper building is moving along. Glass is being installed. We have not heard who the tenants will be.

The Eagle Heights subdivision up by Wildflower is going to potentially come back to us for some changes to their previous approvals. They will have to do a new traffic study and are working on some sewer stuff. With the market they are looking at creating more single family homes and fewer two family homes. But if the market changes that could change as well.

4. PUBLIC HEARING

- **REZONING LOTS 5, 6 AND THE NORTH 100.3 FEET OF LOT 7 IN WAIT ACRES 18212 N MAIN ST. FROM R-1A TO A-R**

Public hearing opened.

HENDRIX gave an overview on how this property became zoned R-1A. The applicant here tonight wants to have his property zoned A-R. The reason for this is so they can build their outbuilding/barn first and later in the future build a home. Residential zonings don't allow this but Agricultural zonings do.

Zach Nicholas---9547 N Kentucky Ave Kansas City, MO 64157---

Explained that he would like to have a few animals on the property for his teenagers to learn how to care for and a barn to store mowers and such for the upkeep of the property. Later they will build their home there.

Public hearing closed.

5. REZONE LOTS 5, 6 AND THE NORTH 100.3 FEET OF LOT 7 IN WAIT ACRES 18212 N MAIN ST. FROM R-1A TO A-R

- **APPLICANT SEEKS TO REZONE 5.11 ACRES OF LAND ON NORTH MAIN ST TO A-R**

MAYOR BOLEY motioned to approve the Rezoning of lots 5, 6 and the north 100.3 feet of lot 7 in Wait Acres 18212 N Main St from R-1A to A-R.
Seconded by MUESSIG.

DISCUSSION: None

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

AYES-7, NOES-0. MOTION PASSED

6. PUBLIC HEARING

- **REZONING 19950 N. F HWY FROM A-1 AND R-1B TO A-R**

Public hearing opened.

HENDRIX gave an overview on the current zoning of this property. The applicant seeks to have this property zoned A-R. The reason for this is so the lot can be divided into three 3 acres lots for single family homes.

Public hearing closed.

7. REZONING 19950 N. F HWY FROM A-1 AND R-1B TO A-R

- **APPLICANT SEEKS TO REZONE LAND ZONED A-1 AND A SMALL SLIVER OF R-1B TO A-R TO ALLOW A SUBDIVISION OF THREE 3 ACRE LOTS TO BE CREATED**

MAYOR BOLEY motioned to approve the Rezoning of 19950 N. F Hwy from A-1 and R-1B to A-R. Seconded by DOTSON.

DISCUSSION:

MAYOR BOLEY asked if this section of F Hwy is still maintained by MODOT. Will there be any road improvements required? That road is pretty bad.

HENDRIX stated that is correct, it is still maintained by MODOT. The only offsite improvement will be the requirement to add a fire hydrant to an existing line. MODOT has already approved entrance locations. 2 of the lots will have a shared entrance.

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

AYES-7, NOES-0. MOTION PASSED

8. PUBLIC HEARING

- **SINGLE PHASE FINAL PLAT---QUEEN'S CORNER---3 LOTS**

Public hearing opened.

HENDRIX gave an overview on the proposal. The applicant seeks to divide the current 9 acres into three 3 acres lots for single family homes. Lots 2 and 3 will be required to share an entrance. There will be a requirement to add a fire hydrant to an existing line so that all 3 lots have coverage. The applicant will be required to pay Parks fees for the 3 lots.

Public hearing closed.

9. SINGLE PHASE FINAL PLAT FOR QUEEN'S CORNER---3 LOTS

- **APPLICANT SEEKS APPROVAL FOR A SINGLE PHASE FINAL PLAT TO CREATE A 3 LOT SUBDIVISION WITH THREE 3 ACRE LOTS ON 9 ACRES AT 19950 N. F HWY**

MAYOR BOLEY motioned to approve the Single Phase Final Plat for Queen's Corner---3 lots. Seconded by ALDERMAN WILSON.

DISCUSSION: None

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

AYES-7, NOES-0. MOTION PASSED

10. ADJOURN

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

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:21 p.m.