

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

March 12, 2024

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman John Chevalier called the meeting to order at 7:03 p.m.

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

Staff present: Jack Hendrix.

2. MINUTES

The February 13, 2024 Regular Session Meeting Minutes were moved for approval by MAYOR BOLEY, Seconded by SCARBOROUGH.

Ayes 6, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

We will not have a meeting in April but there will be several items anticipated on the May meeting agenda.

Fairview Crossing (south portion) is about 98% approved with their construction plans to start phase 1. The stormwater information will have to go through engineering approval again and once that is done they start building the road south to where the townhomes will be located. There is another entity interested in a lot there. They have not yet had their predevelopment meeting with us and will likely be on our May agenda for Site Plan approval.

We are still waiting to receive information on a couple of new residential developments.

4. PUBLIC HEARING

- **INITIAL ZONING ON 185 +/- ACRES OF RECENTLY ANNEXED LAND FROM COUNTY AG TO A-R AT 14422 MT. OLIVET**

Public hearing opened.

HENDRIX stated that the staff report has included in the packet.

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

Public hearing closed.

5. SET INITIAL ZONING AT 14422 MT. OLIVET RD. FROM COUNTY AG TO A-R

- **APPLICANT SEEKS TO REZONE ITS NEWLY ANNEXED PROPERTY TO A-R**

KATHCART motioned to approve setting the initial zoning of 14422 Mt. Olivet Rd from County AG to A-R. Seconded by ALDERMAN WILSON.

DISCUSSION:

HENDRIX stated that the staff report has been included in the packet. This meets the Comprehensive Plan standards and staff recommends approval.

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

AYES-6, NOES-0. MOTION PASSED

6. PUBLIC HEARING

- **PRELIMINARY PLAT OF MT. OLIVET SUBDIVISION TO CREATE A 33 LOT SUBDIVISION ON 185.08 ACRES**

Public hearing opened.

HENDRIX stated that the staff report has included in the packet. There is a cemetery on this property that will have to be separated out as its own area. We had to do this for other subdivisions like Cedar Lakes and Emerald Ridge. This is a state law requirement and will have to be preserved.

Brent Pfaff---3405 NE 144th Street--- Asked the following questions: When would the construction start? What road will the construction road be on? Is there plans to fix any road damage caused by the big trucks coming in on the property? Is the developer aware of the transmission lines that go over that property?

HENDRIX stated that the Development Agreement identifies when and where each of the road improvements occur. The concern about big trucks tearing up the road is our concern as well and there is a delay on some of the improvements for that reason but it is in the agreement that it will be done. Phase 1 will start first and it has all of the infrastructure needed so there won't be any substantial construction until the houses start being built. Each of the lots in Phase 1 will have its own driveway that comes out onto whichever road it fronts to and will be required to have a concrete approach to our city standards. Phase 2 will require a street to be constructed off of Mt. Olivet and we don't know when that will start. Could be 1 year or 5 years from now. We don't know timing on that at this time. The developer is aware of the transmission lines that go over that property.

Public hearing closed.

7. PRELIMINARY PLAT APPROVAL – 33 LOT SUBDIVISION AT 14422 MT. OLIVET RD.

- **PRELIMINARY PLAT OF MT. OLIVET SUBDIVISION TO CREATE A 33 LOT SUBDIVISION ON 185.08 ACRES**

MAYOR BOLEY motioned to approve the Preliminary Plat for 14422 Mt. Olivet Rd. Seconded by MUESSIG.

DISCUSSION: None

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

AYES-6, NOES-0. MOTION PASSED

8. SITE PLAN REVIEW 208 W RICHARDSON ST. – KC PROPERTIES & INVESTMENTS

- **SITE PLAN REVIEW FOR A 12,000 SQ FT OFFICE AND STORAGE STRIP CENTER FOR KC PROPERTIES AND INVESTMENTS**

MUESSIG motioned The Site Plan Review at 208 W Richardson St. Seconded by SCARBOROUGH.

DISCUSSION:

HENDRIX stated that the staff report is included in the packet. The applicant seeks to obtain site plan approval for a 10,000 square foot building on lot 1 of Richardson Street Plaza subdivision. Lot 1 has conceptual plan approval for two buildings totaling 12,500 square feet. Applicant seeks to adjust the building from two to one and reduce the total square footage down to 10,000. The proposal would consist of 8 - 1,250 ft² units, each with a regular entry door and one overhead door. Stormwater will need to be reevaluated.

ALDERMAN WILSON said that when this development was first presented to the Commission she thought that this was going to be more like professional office type buildings. She didn't remember storage type buildings being proposed.

HENDRIX stated that what is proposed here is offices and storage for businesses there. The use design is to match the properties to the west of the building, as well as south of the building (NRAD).

Shane Crees—10736 N Fairmount Ave, KCMO---The building itself is designed to be commercial retail/light industrial. It's not really storage and we want to cater to any potential commercial user.

HENDRIX stated that these are similar to what are called flex buildings.

CHEVALIER stated that he likes this because they are great for someone starting a small business.

MR. CREES stated that was a lot of the thought process. Smaller spaces at a price point that could attract some of those up and coming businesses.

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

AYES-6, NOES-0. MOTION PASSED

9. ADJOURN

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

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:25 p.m.