

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

July 9, 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 7:00 p.m.

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

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The June 11, 2024, Regular Session Meeting Minutes were moved for approval by MAYOR BOLEY, Seconded by SCARBOROUGH.

Ayes 5, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

The Fairview Crossing North Strip Mall has opened. 3 tenants are currently operational. A permit for a new donut shop in the strip mall should be issued soon. Another lot in Fairview Crossing North is on tonight's agenda for site plan approval.

Fairview Crossing has started grading and stormwater. Once all infrastructure work is completed this will open up a lot for 64 townhomes.

On our August agenda we anticipate a subdivision and rezoning at W and 169 Hwy. This is proposed to be called Clay Creek Meadows and will have multi-family and single family homes.

Construction plans should be submitted soon for the strip center at Richardson Street Plaza. The site plan for this has already been approved back in March 2024.

The development south of Wildflower subdivision may be submitting soon.

4. SITE PLAN REVIEW 14790 N. FAIRVIEW DR – NODAWAY VALLEY BANK

- **SITE PLAN REVIEW FOR A 4,273 FT2 BANK BUILDING**

ALDERMAN WILSON motioned to approve the Site Plan for Nodaway Valley Bank at 14790 N. Fairview Dr. Seconded by DOTSON.

DISCUSSION:

HENDRIX stated that the staff report is included in the packet. For the last 4 to 5 months city staff and representatives for the bank worked through adjustments to get ingress/egress to meet standards. The traffic study and stormwater study was completed and also meet our standards. Staff's recommendation is approval.

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

AYES-5, NOES-0. MOTION PASSED

5. STREET DESIGNATION AND NAME CHANGE DISCUSSION

- **5TH ST. CIRCLE**
- **FOURTH ST. TERRACE**
- **THIRD ST. TERRACE**
- **NORTHBOUND/SOUTHBOUND COMMERCIAL AVE/ST**
- **EASTBOUND/WESTBOUND COMMERCIAL ST/AVE TO 148TH STREET**

MAYOR BOLEY motioned to make recommendations for Street Designation and Name Change Discussion. Seconded by SCARBOROUGH.

HENDRIX stated that the staff report is included in the packet. Staff's recommendations are as follows:

- Fifth Street Circle changes to Fifth Circle or Fifth Drive.
- Fourth Street Terrace changes to Fourth Terrace.
- Third Street Terrace changes to Third Terrace.
- Northbound/Southbound Commercial Ave/St changes to Commercial Ave. But Commercial Street is an option also.
- Eastbound/Westbound Commercial St/Ave changes to 148th Street.

HENDRIX requested that they start by discussing changes for Fifth Street Circle.

ALDERMAN WILSON stated that she prefers Fifth Circle.

MAYOR BOLEY stated that this is a road that currently doesn't exist and Mr. Chevalier has always wanted a road named Old Rock Road. We should just name it that.

CHEVALIER stated that he is ok with this and thinks it's a good idea.

CHEVALIER motioned to change Fifth Street Circle to Old Rock Road. Seconded by MAYOR BOLEY.

VOICE VOTE: AYES: 4 NOES: 1

HENDRIX moved on to discussing changes for Fourth Street Terr.

MAYOR BOLEY motioned to change Fourth Street Terr to Fourth Terr. Seconded by ALDERMAN WILSON.

VOICE VOTE: AYES: 5 NOES: 0

HENDRIX moved on to discussing changes for Third Street Terr.

SCARBOROUGH motioned to change Third Street Terr to Third Terr. Seconded by ALDERMAN WILSON.

VOICE VOTE: AYES: 4 NOES: 1

HENDRIX moved on to discussing changes for Northbound/Southbound Commercial Ave/St.

MAYOR BOLEY motioned to change Northbound/Southbound Commercial Ave/St. to Commercial Ave. Seconded by DOTSON.

VOICE VOTE: AYES: 5 NOES: 0

HENDRIX moved on to discussing changes for Eastbound/Westbound Commercial Ave/St.

MAYOR BOLEY motioned to change Eastbound/Westbound Commercial Ave/St. to 148th St. Seconded by SCARBOROUGH.

VOICE VOTE: AYES: 5 NOES: 0

6. ADJOURN

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

VOICE VOTE: AYES: 4 NOES: 1

CHAIRMAN CHEVALIER declared the session adjourned at 7:27 p.m.