

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

February 10, 2026

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, Deb Dotson and Mayor Damien Boley. Rob Scarborough, Terry Hall and Billy Muessig were absent.

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The December 9, 2025, Regular Session Meeting Minutes were moved for approval by MAYOR BOLEY, Seconded by ALDERMAN WILSON.

Ayes 4, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

We have been getting inquiries from potential national retailers.

There is a potential for 2 battery storage facilities coming to Smithville. The first one is on the south end of town. They will be submitting for a conditional use permit. It will most likely be on the April meeting agenda. The other battery storage facility appears to already be in design at this point. Due to the location of this one, it should not require rezoning.

We are working to finalize the design plans and get the contractor in to put the flow meters in on the north force main junction where Rocky Branch and

Harborview lines meet in Coulter Addition. This will provide a better understanding of exactly how much flow those lines are getting. The INI (inflow and infiltration) could significantly impact that. That's the purpose of this. This will then give us more accurate data for both of the Wildflower pumps station upgrades and the Lakeside Farms pump station. They'll both be based upon this new data, and it's been indicated to me that should be ready to go by April.

Also anticipates additional conversations with developers for apartment/townhome type developments.

4. PUBLIC HEARING – REZONING AND INITIAL ZONING – 1503 & 1505 E. MAIN STREET

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON THE PROPOSED REZONING OF TWO LOTS FROM A-1 AND COUNTY AG TO B-3**

Public hearing opened.

HENDRIX informed the Commission that the Staff Report and Findings of Fact and Conclusions of Law documents are in the packet for their review.

No Public Comment.

Public hearing closed.

5. ZONING FOR 1503 & 1505 E MAIN ST – A-1 AND COUNTY AG TO B-3

- **APPLICANT SEEKS TO AMEND THE ZONING ON 1503 E MAIN STREET TO B-3 AND SET INITIAL ZONING OF 1505 E MAIN STREET TO B-3 TO PREPARE FOR A SITE PLAN REVIEW ON THE COMBINED PROPERTIES.**

MAYOR BOLEY motioned to approve the zoning for 1503 & 1505 E Main Street from A-1 and County AG to B-3. Seconded by ALDERMAN WILSON.

HENDRIX stated that the Staff Report indicates that part of this area was recently annexed. The other portion has been a part of the city for some time. For the zone district classifications, this area is in what our comprehensive plan calls for as the future Smith's Fork Park Commercial Overlay. Staff's recommendation to the applicant was to put this in the B-3 district. This matches the zoning for the Grace Church property. No matter how the overlay district goes, which we anticipate will be a project for 2027, this will be in line with what the comprehensive plan calls for, which is proposed recreational or recreational adjacent type businesses. In this case, they're proposing to put up cabins. Staff's recommendation is in the report, and you have a draft of the Findings of Fact and Conclusions of Law for review.

Discussion: None

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

AYES-4, NOES-0. MOTION PASSED

6. SITE PLAN REVIEW – CLAY CREEK MEADOWS TOWNHOMES

- **APPLICANT SEEKS SITE PLAN REVIEW OF A R-3 DEVELOPMENT CONSISTING OF 203 UNITS OF 2, 3, 4, AND 5 UNIT TOWNHOMES.**

MAYOR BOLEY motioned to the Site Plan Review for Clay Creek Meadows Townhomes. Seconded by ALDERMAN WILSON.

HENDRIX informed that the packet includes the RFA and Staff Report. Also provided to the Commission is a document that provides a change to the landscaping. They have taken out one 4 plex in the front and replaced it with a pool. They have also provided the proposed plants that will be

installed and pictures of them. Also provided is the coloration of the units and the different variations of the stone. Staff's recommendation is approval

Discussion:

DOTSON asked what the price point is. She also thanked him for taking out the Silver Maple from the landscaping plan. She would ask that they also take out the burning bush. It's on the Missouri Department of Conservation list of invasive species.

Brian Wasser with D.R. Horton 7400 W 132nd Street Suite 140 Overland Park, KS 66213 – Stated that the prices are not set as of yet but figure they will start out between \$290,000 and \$310,000. Agreed to removing the burning bush from the landscape plan.

HENDRIX informed DOTSON that she could make a motion to have the burning bush removed.

DOTSON motioned to amend that the burning bush be removed from the landscape plan. Seconded by MAYOR BOLEY.

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

AYES-4, NOES-0. MOTION PASSED

CHEVALIER asked that the commission now vote on the motion as amended.

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

AYES-4, NOES-0. MOTION PASSED

7. SITE PLAN REVIEW – 14890 INDUSTRIAL DR COMMERCIAL BUILDING FOR DIESEL REPAIRS

- **APPLICANT SEEKS APPROVAL FOR A NEW 9,600 SQ FT BUILDING ON 5 ACRES.**

MAYOR BOLEY motioned to the Site Plan Review for 14890 Industrial Drive Commercial Building for diesel repairs. Seconded by ALDERMAN WILSON.

HENDRIX informed that the packet includes the Staff Report and the application. Staff's recommendation is approval. The City's engineers have recommended approval of the drainage basin conditioned upon the submittal of the study and the final construction plans.

Discussion:

MAYOR BOLEY stated that he is glad we are getting this project. We have sent kids to the Northland Career Center for years and now we have a place where they could potentially go work. It's a good thing.

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

AYES-4, NOES-0. MOTION PASSED

8. ADJOURN

MAYOR BOLEY made a motion to adjourn. ALDERMAN WILSON seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:18 p.m.