

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

May 13, 2025

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, Terry Hall, Billy Muessig, and Mayor Damien Boley. Rob Scarborough and John Wallace were absent.

Staff present: Jack Hendrix, William Stubbs and Brandi Schuerger.

2. MINUTES

The April 8, 2025, Regular Session Meeting Minutes were moved for approval by MAYOR BOLEY, Seconded by ALDERMAN WILSON.

Ayes 5, Noes 0, Motion carried.

3. STAFF REPORT

HENDRIX reported:

We have 2 potential retail businesses coming to the Smithville Marketplace. The underlying zoning is a Conceptual Plan and when they created this, they went through the entire process and incorporated all the building elements. These will not have to come to Planning and Zoning for approval. They will submit the paperwork, and architects will sign off verifying that the materials they are using complies with the Conceptual Plan. Staff will review a few other items and make sure they meet standards. Once that happens, they will be able to apply for building permits.

Tonight, we will get the Preliminary Plat issue with Lakeside Farms resolved so that we can move forward with the Wildflower improvements.

Phase 1 of Clay Creek Meadows is 98% complete and will be ready soon to get their plat recorded. It should be on the June 3rd Board of Aldermen meeting agenda.

We plan to bring the South Employment Overlay District language to the June Planning Commission meeting.

MAYOR BOLEY asked if there were any other tenant finish permits issued at the old Price Chopper building? He noticed construction on the nail salon has started.

SCHUERGER stated that there was talk about another restaurant, but nothing has been submitted.

HENDRIX stated that there has also been talk about redevelopment of the old Kay Furniture/Compton's building. The building is under contract so we should hear something soon.

4. SITE PLAN REVIEW – 303 W. MEADOW ST – EZ CAR SALES

MOYOR BOLEY motioned to approve the Site Plan Review for 303 E. Meadow St – EZ Car Sales. Seconded by MUESSIG.

HENDRIX stated that this matter is back before us after being postponed at last month's meeting. He met with the applicant who asked if he could change his submission substantially. Pictures of what the building is proposed to look like, materials to be used and location of the building are included in the packet. The applicant also brought samples of the materials that will be used to the meeting. Staff's recommendation is that it meets the standards in the code. The applicant is here to answer questions.

Discussion: None

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

AYES-5, NOES-0. MOTION PASSED

5. REVOCATION OF PRELIMINARY PLAT APPROVAL – LAKESIDE FARMS

- **TO REVOKE THE PRELIMINARY PLAT APPROVAL AND REQUIRE RESUBMISSION OF LAKESIDE FARMS SUBDIVISION AS APPROVED BY THE BOARD OF ALDERMEN ON JANUARY 7, 2025, BY RESOLUTION 1436**

HALL motioned to Revoke the Preliminary Plat for Lakeside Farms. Seconded by ALDERMAN WILSON.

HENDRIX stated that the developer of this subdivision has notified staff of his decision to delay this project for 2 years. Staff has informed them that we have negotiated Wildflower improvements for them, but we can't wait. We have an agreement from 2004 with a different developer to fund the improvements to Wildflower. If this is approved, we will notify that developer of his responsibility for these improvements.

Discussion: None

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

AYES-5, NOES-0. MOTION PASSED

6. PUBLIC HEARING – ACCESSORY DWELLING UNITS ORDINANCE

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON THE SUBMITTED MODEL ORDINANCE AND THE ISSUES ASSOCIATED WITH ACCESSORY DWELLING UNITS**

Public hearing opened.

Bill & Jamie Talley 801 NE 140th Terr Smithville, MO 64089 –

Mrs. Talley stated that they are in favor of the ADU Ordinance. They own 40 acres but don't have enough road frontage to subdivide it. They currently

live in what would become the ADU and would build another home that they would then move into.

Public hearing closed.

7. ACCESSORY DWELLING UNIT DISCUSSION

- **THE COMMISSION SHALL DISCUSS THE MODEL ORDINANCE AND RECOMMEND CHANGES TO THE SUBSTANTIVE ISSUES OF THE ORDINANCE BASED UPON THE PUBLIC HEARING COMMENTS. NO VOTE IS REQUESTED UNTIL A FINAL DRAFT VERSION OF THE ORDINANCE IS PRESENTED AT THE JUNE HEARING.**

HENDRIX informed that a draft ordinance has been provided in the packet that covers all of the items discussed at our last several meetings. This will not be the proposed code that we submit to you for final approval because much of this has to be included in other ordinances/sections. He asked that the commission discuss this and make sure that it includes everything they wanted. Once we get a clear idea of their intent, it will be presented at our meeting in June. There will also be another public hearing once we get to the final version of this ordinance.

STUBBS stated that if the commission had any opinions, questions or additions please let us know.

The commission discussed and decided that the following should be adjusted in the ordinance:

- Remove R-1M (Mobile or Manufactured Dwelling District) from the list of allowed zonings.
- Substitute all references of "Chairman of the Planning Commission" to "Planning Commission".

8. ADJOURN

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

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:28 p.m.