

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

June 9, 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 7:01 p.m.

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

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The May 12, 2026, Regular Session Meeting Minutes were moved for approval by ALDERMAN WILSON, Seconded by SCARBOROUGH.

Ayes 6, Noes 0. Motion carried.

SCARBOROUGH left the meeting at 7:03 pm.

3. STAFF REPORT

HENDRIX provided a Staff Report in the packet. He also noted:

On tonight's agenda the applicant for Project Rocketship located in the South Employment Overlay District area off the west side of 169 Highway by the water tower has requested that their agenda items be postponed due to MODOT issues.

The code includes multiple related terms, including "micro-manufacturing" and "community-scale manufacturing." One of these terms (micro-manufacturing) has a defined meaning, but the other did not have a clear definition, creating confusion because they could be interpreted as the

same. Because the intent was for the terms to mean different things, the city's attorney drafted a formal interpretation to distinguish between them. That interpretation has now been adopted as the working definition for community-scale manufacturing and is being applied in the code and related materials. This change does not require action at this time but was shared to clarify how the terms will be interpreted moving forward and to ensure decision-makers understand the distinction.

4. SITE PLAN REVIEW – 101 US 169 HWY – SMITHVILLE PLAZA

- **APPLICANT SEEKS APPROVAL OF A SITE PLAN FOR SMITHVILLE PLAZA, WHICH IS TWO BUILDINGS, ONE RETAIL/RESTAURANT BUILDING AND A SECOND BUILDING FOR A LAUNDROMAT TO REPLACE THE RECENT BUILDING DESTROYED BY FIRE.**

ALDERMAN WILSON motioned to approve the Site Plan Review for 101 US 169 Hwy – Smithville Plaza Retail. Seconded by HALL.

Discussion:

HENDRIX stated the packet includes a staff report along with multiple sheets detailing the proposed buildings, including the Smithville Plaza building and the laundromat. These materials show the exterior colors and building materials, all of which meet the required code standards. Additional large-format sheets include a site plan showing the placement of the new buildings relative to the existing structure, as well as the location of the former burned building. The combined square footage of the proposed new building and the laundromat is slightly smaller than the previous building, which had housed three restaurants. Only one restaurant is expected to return. A traffic analysis determined that, due to reduced square footage and fewer high traffic uses, overall traffic will decrease. This also reduces parking requirements, though the total number of spaces will remain the same with adjustments to layout. A landscape plan is also included, and all elements meet minimum code requirements. No off-site traffic improvements are needed, as existing infrastructure is adequate and no prior traffic issues were identified.

DOTSON motioned to place a condition on the approval of the site plan with removal of the October Glory Maple Tree in the landscape plan and replace with any Missouri native hardwood species. Seconded by ALDERMAN WILSON.

Discussion: None

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

AYES-5, NOES-0. MOTION PASSED

CHEVALIER asked if there was any discussion. There was none. He called for the vote on the motion as amended.

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

AYES-5, NOES-0. MOTION PASSED

5. PUBLIC HEARING – REZONING 18410 H & H LAKE RD COUNTY AG TO A-R

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON THE PROPOSED REZONING APPROXIMATELY 152 ACRES TO A-R ZONING DISTRICT FOR A NEW SUBDIVISION WITH 35 SINGLE FAMILY LARGE LOTS.**

Public hearing opened.

HENDRIX informed the commission that the Staff Report and the proposed Findings of Fact were provided in the packet. The applicant is here to answer any questions.

Tracey Richard 1201 NW 188th Street--- Expressed concerns about this proposed subdivision, noting it does not align with the character of the surrounding area, where most lots are significantly larger. Concerned about drainage issues, citing existing problems where runoff from nearby developed

farmland causes water to flow across the road during rain. She fears additional development will worsen flooding and direct water onto their property. She also state that she owns the fence line and adjoining tree line and want to ensure those trees are not removed.

Rachel Phelps 1301 NW 188th Street--- Expressed similar concerns about the proposed development, emphasizing that their property sits at a lower elevation and already experiences significant flooding during heavy rains. She described existing issues with water runoff, including a broken culvert that causes water to flow over the road and creates hazardous driving conditions. She worries about how current drainage and road conditions are being managed, noting that problems already exist without any new development. Her primary concern is that additional runoff from the proposed project could worsen flooding and overwhelm their property, making an already difficult situation significantly more problematic.

Public hearing closed.

6. REZONING 18410 H & H LAKE RD TO ACCOMMODATE HERITAGE FARMS SUBDIVISION

- **APPLICANT SEEKS APPROVAL FOR REZONING FOR A NEW SUBDIVISION INCLUDING 35 NEW BUILDING LOTS FOR SINGLE FAMILY DETACHED HOUSING UNITS AT THE SOUTHWEST CORNER OF 188TH STREET AND H & H LAKE RD.**

ALDERMAN WILSON motioned to approve the Rezoning 18410 H & H Lake Rd to Accommodate Heritage Farms Subdivision. Seconded by DOTSON.

Discussion:

Anthony Richard 1201 NW 188th Street--- Noted that when they did all the water improvements it resulted in an extreme amount of water being directed through multiple 6- or 7-inch drain tiles, all tied into a single location. All of that water is now flowing into her area. This is going to become an issue down the road. It's unclear why they redesigned the field to channel all of its water to one spot, and there's uncertainty about how to address it.

HENDRIX explained that if it's an agricultural zone property that's used as farmland. We have almost no authority over them. Missouri passed a constitutional amendment in 2014 "The right to farm" that restricts cities' ability to do most everything.

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

AYES-5, NOES-0. MOTION PASSED

7. PUBLIC HEARING – PRELIMINARY PLAT – HERITAGE FARMS SUBDIVISION AT 18410 H & H LAKE RD.

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON A PROPOSED NEW SUBDIVISION ON 152 +/- ACRES SOUTHWEST OF 188TH AND H & H LAKE RD TO INCLUDE 35 SINGLE FAMILY DETACHED HOMES ON LOTS OF AN AVERAGE SIZE OF OVER 4 ACRES.**

Public hearing opened.

HENDRIX stated the staff report was in the packet along with the proposed development agreement, their engineer's letter, and the city's engineer who reviewed and recommended approval.

Lee Wawiorka 18673 County Line Rd — Acknowledges that development of the neighboring property is likely inevitable and unlikely to be rejected. Asked that developers be considerate of existing neighboring properties, preserve natural features, manage drainage concerns, and allow reasonable adjustments to property boundaries and fencing.

Public hearing closed.

8. PRELIMINARY PLAT APPROVAL – HERITAGE FARMS SUBDIVISION AT 18410 H & H LAKE RD

- **APPLICANT SEEKS APPROVAL OF A PRELIMINARY PLAT TO CREATE A SINGLE-FAMILY SUBDIVISION ON A-R ZONED LAND TO INCLUDE 35 DWELLING UNITS.**

MUESSIG motioned to approve the Preliminary Plat for Heritage Farms Subdivision. Seconded by ALDERMAN WILSON.

Discussion:

Marshall Neth 18503 N Main Street — Stated he was here as a representative of the owners of the property. Spoke about concerns related to property boundaries, fencing, trees, and drainage. He explained that the surveyed property line will determine ownership and responsibility, meaning any fencing on a person's property can be removed or modified as they choose. The prior concerns about fence removal mainly tied to livestock containment. He noted that contractors are unlikely to remove trees located directly along property lines because doing so would be difficult and not cost effective. Regarding drainage issues, the speaker indicates that decisions are based on surveyors and engineering reports.

HENDRIX stated that engineering analyses reviewed overall water flow impacts and concluded that grading associated with road construction and ditch improvements is expected to slow runoff rather than increase it. The regulations require no increase in the speed or direction of water flow, meaning drainage patterns cannot be altered to negatively affect neighboring properties. The analysis supporting this conclusion was reviewed and accepted by the city's engineering firm. He also clarified that once the property is rezoned and no longer used for livestock, it becomes subject to city stormwater and fencing regulations, and prior concerns tied to livestock containment, such as restrictions on removing fences, will no longer apply.

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

AYES-5, NOES-0. MOTION PASSED

9. PUBLIC HEARING - REZONING AND CONCEPTUAL PLAN 13800 N. US 169 HWY

10. REZONING AND CONCEPTUAL PLAN 13800 N. US 169 HWY

11. PUBLIC HEARING - PRELIMINARY PLAT FOR PROJECT ROCKET SHIP AT 13800 US 169 HWY

12. PRELIMINARY PLAT FOR PROJECT ROCKET SHIP – 3 LOTS

Hendrix informed the Commission that the Applicant for Agenda Items 9, 10, 11, 12 has requested to postpone these items until the July 14, 2026, meeting. This could likely be bumped again if we don't receive what we need from MODOT.

13. ADJOURN

HALL made a motion to adjourn. DOTSON seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:51 p.m.