

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

July 8, 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, John Wallace and Mayor Damien Boley. Rob Scarborough was absent.

Staff present: Jack Hendrix and Linda Drummond.

2. MINUTES

The June 10, 2025, Regular Session Meeting Minutes were moved for approval by MAYOR BOLEY, Seconded by ALDERMAN WILSON.

Ayes 6, Noes 0, Motion carried.

3. STAFF REPORT

HENDRIX reported:

Informed that applications to sign up for the Citizens Academy will be accepted until July 11, 2025. A provision has been added that now requires applicants who wish to join a Board or Committee to have attended this training.

The ordinance approving ADU's was approved by the Board of Aldermen at their July 1st meeting. Staff worked to get the application form completed. We have not received any applications yet.

The South Employment Overlay District will be on the August Planning Commission meeting agenda for a final public hearing. The consultant will

attend this meeting in person to answer any questions. At our October Planning Commission meeting the consultant will present via Zoom a final draft of the ordinance. This will also require a vote from the commission at that time. Assuming there will be a recommendation from the commission, it will then be placed on a work session agenda with the Board of Aldermen on October 21st. The first reading of the ordinance would be placed on the Board of Aldermen regular session meeting agenda on November 4th, and the second reading would be on their November 18th agenda.

The first 2 buildings at the Fairview Crossing Townhomes have been inspected and given Temporary Certificate of Occupancies and are ready for tenants.

On our August 12th meeting agenda, we anticipate an apartment complex request. This will have 4 buildings, 252 units located south of the Fairview Crossing townhomes.

The rezoning request that is on our agenda tonight has not submitted for plating. They are deciding on if they will apply for a preliminary plat or if they will do a single-phase final plat. They want to get the zoning in place before they move forward with this.

Two months ago, we pulled the preliminary plat approval at Lakeside Farms. After recent conversations with them they will be coming back to us for approval. We have informed them that they will be starting the entire process over. The development agreement will be rewritten as well. This could potentially be on our October meeting agenda.

ALDERMAN WILSON asked about the sewer issue for Lakeside Farms and if it would be a part of their agreement.

HENDRIX stated the Wildflower station has to be rehabilitated before it's even eligible and is a critical element of all capacity up north. We have a meeting with their new engineer next week.

MAYOR BOLEY asked if they are still planning to do smaller lots.

HENDRIX stated yes. They want to keep the zoning in place and may change some of the layout.

HENDRIX also informed the commission that the splash pad parking lot is under construction. During this work they found a water leak under the splash pad. The work to fix this issue is about 90% done. Once completed the contractor will come back and complete the parking lot.

4. PUBLIC HEARING – REZONING SECOND CREEK AND LOWMAN ROAD R-1B TO R-1D

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON REZONING THE FORMER SECOND CREEK MEADOWS SUBDIVISION FROM R-1B TO R-1D**

Public hearing opened.

HENDRIX explained that the only significant difference between the R-1B to R-1D zoning is the lot sizes. The application also indicates that they want the homes to range from 1,200 – 3,600 square feet in size.

Roberta Lowman 1625 Lowman Rd — Stated that development is going to happen. That's why she sold the property, and she is not opposed to this. The zoning is being changed from R-1B to R-1D with no plat submitted. Do we know how many lots there will be, how many of each size home. Stated that the value of neighboring homes depends on this and could be a detriment. Pointed out areas of the Findings of facts that she doesn't agree with.

Marty Ostronic 8320 N Oak Trfwy Ste 223 KCMO 64118 — Stated that he represents Pat and Marta Grace who are under contract to purchase the property and would close on August 25th. The reason for this zoning change is to give them more flexibility to provide 3-4 different products. These will be built to sell. There has also been some discussion about having larger lots on the NW part of the property. They would also like to incorporate an amenity center that would have a pool and dog park. Instead of coming in with one plat for the whole project they will come in with the first plat and see how that works. That may drive the product type and what our feedback is for the next plat. There may be 3 or 4 more plats on this property. He explained that the homes will be built with ICF construction. The cost of construction is typically more. However, they have their own mobile concrete plant and can produce the concrete for all of the ICF. This

will also allow us to pave all of the roads in concrete instead of asphalt. There will be a stipulation for each builder that the homes are built to a certain energy and smart technology standard.

Marta Grace 9949 N Woodland Ave, Kansas City, MO 64155— We want to have a variety of homes. The homes won't be cookie cutter homes. They will be high end and efficient. The proposed name for the subdivision is Willow Creek. We want to make this beautiful and something that the neighbors will be proud to have next door and raise everyone's values.

Pat Grace 9949 N Woodland Ave, Kansas City, MO 64155— Explained that everyone probably understands that older homes that exist are not going to be comps for new homes. If a property owner with an existing home wanted to get an appraisal, they won't use brand new homes as comparisons. They will use similar age, similar square footage, similar style within a mile. These homes won't affect the value of the 3 homes that are there. He believes this project will fulfill everyone's needs.

Public hearing closed.

5. REZONING SECOND CREEK AND LOWMAN RD – R-1B TO R-1D

- **THE COMMISSION SHALL DISCUSS THE PROPOSED FINDINGS OF FACT AND MAKE ITS RECOMMENDATION TO THE BOARD OF ALDERMEN.**

HALL motioned to approve Rezoning Second Creek and Lowman Rd from R-1B to R-1D. Seconded by MUESSIG.

HENDRIX stated that the Staff Report and Findings of Fact have been provided.

Discussion:

WALLACE asked how many homes could they put on this 30-acre parcel?

HENDRIX explained previously approved plats for this property from the past and the number of homes proposed for each. The density could be 4-5 homes per acre. A good portion of this property is in the flood plain.

THE VOTE: MAYOR BOLEY-AYE, MUESSIG-AYE, HALL-AYE, CHEVALIER-AYE, WALLACE-NO, ALDERMAN WILSON-AYE.

AYES-5, NOES-1. MOTION PASSED

6. SITE PLAN – 1501 S. 169 HWY – FORMER KAY FURNITURE BUILDING

- **APPLICANT SEEKS TO DEMOLISH THE FRONT PARTS OF THE PROPERTY, ADD ADDITIONAL PARKING AND A NEW FRONT FAÇADE.**

ALDERMAN WILSON motioned to approve the Site Plan for 1501 S. 169 Hwy – Former Kay Furniture Building. Seconded by HALL.

HENDRIX stated that the Staff Report has been provided.

Discussion:

Shane Crees 14191 Cattle Ranch Drive — The end goal of this is to make it look like a brand-new shopping center. This will be very similar to the Fairview Shopping Center. The façade will be a little taller but with similar colors. We hope to bring in quality tenants that will drive more traffic and future growth.

Gene Owen 4512 N Mulberry Dr Kansas City, MO 64116 — Stated that this is a nice project and has needed to be done for a long time.

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

AYES-6, NOES-0. MOTION PASSED

7. SITE PLAN – 14991 N. INDUSTRIAL DR – NEW 12,600 SQ FT INDUSTRIAL BUILDING

- **APPLICANT SEEKS SITE PLAN APPROVAL FOR A NEW BUILDING AT THE NORTH END OF INDUSTRIAL DRIVE.**

MUESSIG motioned to approve the Site Plan for 14991 N. Industrial Dr. – New 12,600 sq ft industrial building. Seconded by ALDERMAN WILSON.

HENDRIX stated that the Staff Report has been provided. A few years ago, this was brought to us for site plan approval for a 3600 sq ft building on this lot for a tenant. That ended up falling through. That site plan approval has expired. A new site plan has been provided in the packet for the new proposed building they want to put there.

Discussion:

Gene Owen 4512 N Mulberry Dr Kansas City, MO 64116 — Stated that he is a representative for the applicant. The layout of this building is about the only thing they could get to fit on this lot and also work with obtaining the Fire Departments approval.

MAYOR BOLEY asked about the number of bathrooms on the inside. Is it because of the square footage of the building? Asked about the gravel storage area in the back and fencing.

HENDRIX stated that bathrooms are subject to the use and building code when they come in for construction plan review. We won't address that here. The gravel storage area will be fenced and meet all other standards for sight obscuring. The area in the front of the building will be asphalt. Also pointed out the temporary turnaround in the right of way that will be asphalt.

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

AYES-6, NOES-0. MOTION PASSED

8. ADJOURN

MAYOR BOLEY made a motion to adjourn. HALL seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:40 p.m.