

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

August 12, 2025

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Secretary Rob Scarborough called the meeting to order at 7:01 p.m.

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

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

2. MINUTES

The July 8, 2025, Regular Session Meeting Minutes were moved for approval by HALL, Seconded by ALDERMAN WILSON.

Ayes 4, Noes 0, Abstain 1 (SCARBOROUGH) Motion carried.

3. STAFF REPORT

HENDRIX reported:

We will not have a Planning and Zoning meeting in September.

Our October meeting will have the following on the agenda:

- Request for Rezoning and Preliminary Plat for a new subdivision off of KK Hwy.
- Request for Rezoning at 1503 E Main Street. They are asking to change the zoning to B-3 and would build 10 cabins for a rental business.

- Subdivision request at the Smithville Marketplace to create 3 new lots. Auto Zone and Les Schwab Tires have been in discussions about buying this land.

Also possible on our October agenda we could have a Subdivision request for the Willow Creek Subdivision off Second Creek Road and Lowman Road.

We have been notified that a new business will lease some space from the Outrig Storage center. They are proposing to buy land near this storage center to build their own facility.

Phase 2 of Fairview Crossing South is under construction now.

We received an application to build 252 apartments in 4 buildings at Fairview Crossing South. This applicant has decided to pull their application and step away from this project. The developer, Shane Crees, is reaching out to another applicant that was interested in this project.

The 110 W Main Street TIF project is under construction now. The TIF agreement requires them to have construction completed by August 2026 and they are on track to meet that.

The new parking lot behind City Hall is mostly complete.

We anticipate 13 building permits coming forward soon for the single-family homes in the new Clay Creek Meadows Subdivision off of Lake Meadows Drive. They will start infrastructure work for Clay Creek Meadows Phase 2 soon.

We sent out certified letters to each property owner of the land involved in tonight's agenda items and also put public notices in the newspaper. One property owner did contact him.

4. PUBLIC HEARING – 169 SOUTH EMPLOYMENT OVERLAY DISTRICT

Public hearing opened.

No Public Comment.

Public hearing closed.

5. 169 SOUTH EMPLOYMENT OVERLAY DISTRICT DISCUSSION

MUESSIG made a motion to open the floor for discussion. HALL seconded the motion.

Ayes 5, Noes 0, Motion carried.

Julie Kruse from Snyder and Associates presented the draft ordinance for the 169 South Employment Overlay District to the Planning and Zoning Commission. She explained that the overlay will allow more flexible development options while maintaining base zoning districts (R-1, B-1 thru 3), intentionally excluding industrial zoning. The plan envisions a mix of uses with higher density near Highway 169, stepping down to lower density residential areas, with emphasis on attracting technology, bioscience, and educational facilities. The draft includes provisions for mixed-use buildings, live-work spaces, and micro-manufacturing (limited to 5,000 sq ft) while preserving green space.

The Planning Commission discussed density concerns in a proposed mixed-use development area, with commission members questioning how to monitor occupancy and parking issues. Hendrix explained that building codes, fire codes, and the proposed ordinance's square footage limitations would help manage density. The commission reviewed zoning classifications (R-1A through R-3) and discussed where live-work spaces would be permitted, noting that more restrictive zoning in certain areas aims to maintain Smithville's small-town feel while allowing higher density near commercial areas. They also discussed affordable housing incentives, with suggestions that workforce housing could help local businesses retain employees who currently commute from outside Smithville.

Mayor Boley asked if our sign ordinance will need to be updated. Hendrix informed that an Alderman has requested to bring forward sign code updates to the Board of Aldermen with a work session to discuss concepts. Changes made will have to come back to this commission for approval.

Hendrix explained that Julie and himself will clean up the draft overlay district document based on feedback, including fixing misspellings and duplicated words. This Commission will review the updated 169 South Employment Overlay District ordinance at the October Planning Commission meeting.

6. ADJOURN

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

VOICE VOTE: UNANIMOUS

SECRETARY SCARBOROUGH declared the session adjourned at 8:09 p.m.