SMITHVILLE PLANNING COMMISSION

REGULAR SESSION
October 13, 2026
7:00 P.M.
City Hall Council Chambers and Via Videoconference

Not Yet Approved

1. CALL TO ORDER

Chairman John Chevalier called the meeting to order at 7:40 p.m.

A quorum of the Commission was present: Alderman Melissa Wilson, John Chevalier, Terry Hall, Matt Tyson, Rob Scarborough and Deb Dotson. Andrea Sheridan was absent.

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The September 8, 2026, Regular Session Meeting Minutes were moved for approval by HALL, Seconded by ALDERMAN WILSON.

Ayes 5, Noes 0, Abstain 1 (SCARBOROUGH). Motion carried.

3. STAFF REPORT

HENDRIX reported:

Project Rocketship (Central Power) is moving forward on the south end of town. Both of their construction permits were pulled today. Between the manufacturing facility and the warehouse there will be 1.2 million square feet of building construction going in down there.

4. PUBLIC HEARING – SINGLE PHASE FINAL PLAT DAVENPORT FARMS COMMERCIAL 1ST PLAT – 1806 NE 188TH STREET

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON THE PROPOSED SINGLE-PHASE PLAT FOR DAVENPORT FARMS FOR A NEW 2 LOT SUBDIVISION INCORPORATING THE ORIGINAL COMMERCIAL LOT AND CREATING AN ADDITIONAL LOT FOR AN AMBULANCE FACILITY.**

Public hearing opened.

HENDRIX informed that the packet includes the staff report and final plat document. There is no traffic study required. The potential entities moving into these two lots will have to do their own traffic impact analysis when they come in for site plan approval. NRAD is looking at buying one of the lots.

No citizens present wished to speak.

Public hearing closed.

5. SINGLE PHASE FINAL PLAT FOR DAVENPORT FARMS SUBDIVISION

- **APPLICANT SEEKS TO CREATE TWO LOTS BY MODIFYING THE ORIGINAL 2005 PRELIMINARY PLAT FOR THIS SUBDIVISION BY CREATING A NEW LOT ON THE NORTH OF DAVENPORT LANE FOR AN AMBULANCE FACILITY AND PLATTING THE EXISTING COMMERCIALLY ZONED AREA NORTH OF EAGLE HEIGHTS ELEMENTARY.**

SCARBOROUGH motioned to approve the Single-Phase Final Plat for Davenport Farms Subdivision. Seconded by HALL.

Discussion: None

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

AYES-6, NOES-0. MOTION PASSED

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6. WHISPERING CREEK FARMS 2ND PLAT – CONTINUATION OF DISCUSSION FROM THE AUGUST 8, 2026 PLANNING AND ZONING COMMISSION MEETING – TIS AND PLAT RESUBMISSION

- **THIS IS A CONTINUATION OF THE AUGUST MEETING WHERE THE COMMISSION REQUESTED A FULL TRAFFIC IMPACT STUDY AND DENSITY CHANGE.**

HENDRIX stated that the traffic impact study is in the packet. A public hearing was held in August where evidence was presented and reviewed. During the discussion, a motion was made and seconded to require a full Traffic Impact Study (TIS) rather than only a safety-focused study. The full study has since been completed, and a copy has been provided to the commission.

Public hearing opened for the limited purpose of receiving the full TIS and reduction of housing.

Marvin Davis – 13355 NW 73rd Street Parkville, MO — Stated that he served on the Clay County Planning and Zoning Committee for approximately five years. He noted that a traffic study was previously required and completed. He wanted to place on the record that the project had already undergone the traffic study process and received the necessary county approvals.

Larry Yeatman – 4014 NE 144th Street Smithville, MO — Stated that he is a current member of the Clay County Planning and Zoning Commission and believes that there is a better option for roadway access than the route currently proposed. He referenced engineering plans showing an alternative connection to Mount Olivet Road with good sight distance and visibility.

Kristine Bunch – 206 Richardson Street #749 Smithville, MO — Urged decision makers to carefully consider roadway safety when evaluating the proposed development.

Carmen Maguire – 4803 NE 144th Street Smithville, MO — Stated that a better access route for the development would be through a neighboring property rather than connecting to NE 144th Street. She

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expressed concerns about increased traffic volume, long-term road maintenance costs, and the impact on local infrastructure.

Dale Greene – 4807 NE 144th Street Smithville, MO — Stated that he opposed the proposed intersection on safety grounds, citing a history of accidents in the area. He suggested that access via Mount Olivet Road would be a safer alternative and urged decision makers to consider other options before approving the current roadway plan.

Nicole Pfaff – 3405 NE 144th Street Smithville, MO — She questioned the accuracy of the traffic study. She emphasized concerns about traffic safety, stating that the area experiences frequent speeding and accidents and that those issues should be carefully addressed before the project moves forward.

Jeff Cindrich – 4814 NE 144th Street Smithville, MO — He noted that the project could add significantly more homes to an area that has historically consisted of large-acreage properties, resulting in a substantial increase in traffic on roads that already have safety concerns. He questioned whether additional residential growth is necessary given the potential strain on roads, schools, and infrastructure and argued that the property could still be developed with larger lots and lower traffic impacts.

Michael Ballenger – 14975 Mt. Olivet Rd Smithville, MO —
Referenced back to the hearing in 2020, the study that was done was a trip generation study and part of the Clay County Commissioner's rejection of the neighborhood is because they wanted a full traffic impact study, which was done now. He raised concerns about who would maintain a proposed flashing warning beacon at the neighborhood entrance and questioned whether the traffic study may underestimate vehicle trips.

Daniel Heckman – 4202 NE 144th Street Smithville, MO — He expressed concerns about traffic safety, visibility and speeding issues.
He stated that adding approximately 30 new homes to a road that currently serves only about 13 homes would significantly increase traffic on a narrow roadway that struggled even during past detour traffic. He urged officials to carefully consider the safety, traffic, and quality-of-life concerns raised by neighboring property owners.

Public hearing closed.

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Discussion:

Lindsay Vogt -- RL Buford & Associates Engineering-- Provided a presentation to the commission. She informed the commission that the developer intends to keep 10 of the 32 lots for himself (total of 63 acres) and plans to live within the development. Her presentation addressed the projects history, road access, traffic safety, traffic study findings and development design. She informed she was available for any questions and concerns that the commission had.

Dwight Friedley, Applicant-- was also present and available for questions from the commission.

HALL motioned to approve the Single-Phase Final Plat for Whispering Creek Farms 2nd Plat. Seconded by DOTSON.

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

AYES-6, NOES-0. MOTION PASSED

7. CONCEPTUAL PLAN – SMITHVILLE PLAZA APARTMENTS – RETURNED TO COMMISSION BY BOARD OF ALDERMEN FOR FURTHER DISCUSSION ON DENSITY AND PARKING REQUIREMENTS – REVISED BY APPLICANT TO 176-UNIT COMPLEX WITH 300 PARKING SPACES ON 8.5 ACRES OF LAND AT 119 N 169 HIGHWAY ON LAND ZONED R-3

Public hearing opened to receive further testimony regarding the Conceptual Plan of the Smithville Plaza Apartments.

Kristine Bunch – 206 Richardson Street #749 Smithville, MO — She expressed concern that a 176-unit development does not appear to meet the city's parking requirements.

Ann Darr – 2625 Little Platte Rd Smithville, MO — Spoke regarding potential flood risk and public safety, infrastructure capacity, and the potential destruction of archaeological and historically significant land.

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<u>David Pence – Applicant – Consult KC 24 S Main Street Liberty, MO 64068—</u> Provided a presentation to the commission which explained the reduction of units from 200 to 176, parking requirements and flood concerns.

Public hearing closed.

8. CONCEPTUAL PLAN – R-3P FOR A 176-UNIT APARTMENT COMPLEX

- **APPLICANT SEEKS APPROVAL OF A CONCEPTUAL PLAN FOR A TWO-BUILDING COMPLEX WITH 176 UNITS AND 300 ADDITIONAL PARKING SPACES.**

SCARBOROUGH motioned to approve the Conceptual Plan – R-3p for a 176-unit apartment complex. Seconded by ALDERMAN WILSON.

Discussion:

The Commission members, Mr. Pence and Mr. Hendrix discussed parking, crime, storm water, landscape plan, onsite lighting design and updating the city requirements for parking.

<u>Penny Huff – 2120 County Rd KK Smithville, MO —</u> Expressed concerns that the removal trees along the riverbank may have weakened soil stability on a flood-prone property. She questioned whether the impact has been evaluated and whether the site can safely support the proposed two four-story buildings.

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

AYES-6, NOES-0. MOTION PASSED

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9. ADJOURN

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

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 9:13 p.m.

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