SMITHVILLE PLANNING COMMISSION

REGULAR SESSION
September 8, 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 7:00 p.m.

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

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The August 11, 2026, Regular Session Meeting Minutes were moved for approval by HALL, Seconded by MAYOR BOLEY.

Ayes 4, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

Project Rocketship is continuing to move forward on the south end of town.

Next month we will only have 2 item on the agenda. Whispering Creek Farms off of Mount Olivet Road will be brought back for consideration. There is also a Single-Phase Final Plat application for land just north of the Eagle Heights Elementary School. This will be for a future NRAD facility.

ALDERMAN WILSON asked for a construction update on the Main and Mill project.

HENDRIX stated that a Temporary Certificate of Occupancy was issued for 43 apartments and are available for occupancy. Until the elevator installation is complete the top 2 floors will have no occupancy allowed. Fire Chief Dave Cline agreed with this decision. Their deadline for completion is still October.

4. PUBLIC HEARING – REZONING 119 N 169 HWY FROM B-3 AND R-3 TO R-3

- **APPLICANT SEEKS TO REZONE THE WEST 4.5 +/- ACRES FROM B-3 TO R-3 TO CREATE ONE COHESIVE R-3 LOT IN ACCORDANCE WITH THE COMPREHENSIVE PLAN'S FUTURE LAND USE PLAN**

Public hearing opened.

<u>David Pence – Applicant -- 24 S Main Street Liberty, MO 64068—</u>
Presented a proposal to rezone Lot 2 of Smithville Plaza at 119 Highway 169 to R-3 zoning. The project would continue development of lot 1 at Smithville Plaza following the recent approval of nearby commercial and restaurant development. The proposal includes construction of 200 apartment units on 8.5 acres, consisting of 340 bedrooms and 294 parking spaces, which including 30 covered spaces, for a parking ratio of 1.47 spaces per unit. While this is below the city's parking standard, the applicant stated that the ratio is supported by national parking data and the potential for shared parking with adjacent commercial properties whose peak parking demands occur at different times. The development would feature two four-story apartment buildings, a clubhouse and pool, and a third three-story building constructed above a concrete podium to allow additional ground-level parking. Because the site is located within a floodplain, the design minimizes fill by raising building pads approximately 3.5 feet above the minimum flood elevation while preserving parking and site functionality. The buildings are proposed to use earth-tone materials, including smart siding and trim, simulated stone accents, architectural fiberglass shingles, and aluminum storefronts and windows.

HENDRIX informed that the packet includes the staff report. This application is to adjust all of the R-3 and B-3 zoning to R-3. If the R-3 zoning occurs then the Conceptual Plan to be considered on the next agenda items would

change that to a P zoning, which is what our code calls a Conceptual Plan zoning, and it would be with the limited specifics of the Conceptual Plan.

Public hearing closed.

5. REZONING 119 N 169 HWY TO ENTIRELY R-3

- **APPLICANT SEEKS TO REZONING THE PROPERTY IN ACCORDANCE WITH THE FUTURE LAND USE PLAN**

MAYOR BOLEY motioned to approve Rezoning 119 N 169 Hwy to entirely R-3. Seconded by ALDERMAN WILSON.

Discussion:

HENDRIX explained that the applicant is here for any questions. The Staff Report and the Finding of Facts documents were provided in the packet.

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

AYES-4, NOES-0. MOTION PASSED

6. PUBLIC HEARING – CONCEPTUAL PLAN – SMITHVILLE PLAZA APARTMENTS – A 200-UNIT COMPLEX ON 8.5 ACRES OF LAND AT 119 N 169 HIGHWAY ON LAND ZONED R-3

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON A PROPOSED 200-UNIT APARTMENT COMPLEX ON 8.5 ACRES BEHIND THE COMMERCIAL BUILDINGS ON 169, FROM CASEY'S TO THE RIVER.**

Public hearing opened.

HENDRIX stated that the Staff Report and the Site Plan package documents have been provided in the packet. This is a conceptual plan. It allows us to, through the process of an additional rezoning, which is what this is, to make adjustments to density and to any of the regular requirements, including parking.

Bill Becker – 600 Indian Trail Court Smithville, Mo — Expressed opposition to the proposed apartment complex. His primary concern is the high residential density of the project and its proximity to downtown. He believes the development would significantly increase traffic in an area already constrained by limited access points, particularly along Bridge Street and Highway 169. With nearly 300 parking spaces, the speaker estimated that hundreds of additional vehicle trips could be generated daily, further worsening downtown traffic congestion. He stated that local law enforcement resources are already stretched thin and questioned the community's ability to serve a development containing 340 bedrooms. He also expressed concern that higher-density housing could increase demands on police services. He further questioned whether existing water and sewer infrastructure could support a development of 200 residential units, noting ongoing efforts to upgrade utility systems.

Matt Tyson – 603 Horseshoe Lane Smithville, Mo — Explained that his family chose to make Smithville their home because of its small-town atmosphere, unique character, and quality of life. He noted that last week, many of our residents participated in the city's strategic planning discussions and a consistent message emerged. People value Smithville's small-town identity and want growth that protects and enhances what makes this community special. He stated that this proposal would significantly alter the appearance, density, and character of the area near downtown. A development of this scale would permanently change the community and conflict with the vision residents have expressed for Smithville's future. He stated that he supporting growth in general. He feels that new development should be thoughtful, appropriately scaled, and compatible with the town's character. He is concerned about the project's potential impact on infrastructure, city services, and local schools, including Maple Elementary. He urged decision-makers to consider whether the proposal aligns with the community's stated goals and to evaluate whether it is the right project, in the right location, and at an appropriate scale for Smithville. He asked that the proposal be denied.

Kristine Bunch – 206 Richardson Street Unit # 749 Smithville, Mo — Stated that she is a local business owner located across the street from the proposed development expressed concerns about the project's parking and explained her personal experience with parking shortages during a well-attended event, noting that visitors overflowed into surrounding areas. She questioned whether the proposed development provides sufficient parking, particularly given the stated parking ratio of 1.47 spaces per unit and the reliance on shared commercial parking. She stated that inadequate parking could negatively affect nearby businesses by discouraging customers from visiting. She expressed concern about ADA-accessible parking spaces and whether sufficient accessible and visitor parking would be provided for both residential and commercial uses. Additional concerns involved the potential strain on emergency services, referencing recent periods when multiple incidents occurred simultaneously and stretched local Fire and EMS resources. Also questioned where the entrance from Bridge Street is located.

Public hearing closed.

7. CONCEPTUAL PLAN – R-3P FOR A 200-UNIT APARTMENT COMPLEX

- **APPLICANT SEEKS APPROVAL OF A CONCEPTUAL PLAN FOR A THREE-BUILDING COMPLEX WITH 200 UNITS AND 294 ADDITIONAL PARKING SPACES.**

MAYOR BOLEY motioned to approve the findings for the Smithville Plaza Apartments Conceptual Plan. Seconded by ALDERMAN WILSON.

Discussion:

HENDRIX explained the parking requirements and how the number of parking spaces was determined and that the standards for parking is met. This information was included in the packet. Stormwater requirements are also in the packet.

ALDERMAN WILSON questioned the height of the parking garage to ensure that taller vehicles would be able to park in it.

MR. PENCE stated that the height can be adjusted to accommodate that. He wasn't sure that they had worked out the actual detailing of the height of the podium itself, but typically a podium like that would be in the 10 to 12 foot height range, which would accommodate a taller vehicle.

HENDRIX stated that when the plans for the parking garage is submitted we will make sure on the building code side that this is addressed if this is approved.

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

AYES-3, NOES-1. MOTION PASSED

8. ADJOURN

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

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:30 p.m.