



CITY OF WARRENSBURG, MISSOURI
PLANNING AND ZONING COMMISSION MINUTES
December 2, 2019

1. Call to Order

The meeting was called to order by Chair Mark Karscig at 5:30 PM at the Warrensburg Municipal Center.

2. Roll Call

Roll was called and members Mark Karscig, Bob Steinkuehler, Steve Westhead, Casey Lund, Dewayne Jackson and Shari Bax were present. Members Bryan Jacobs, Andy Kohl and Jeff Terry were absent. Also present were Barbara Carroll, Director of Community Development, and Kristin Dyer, City Planner.

3. Minutes of Previous Meetings

Members reviewed the minutes. Steinkuehler moved to approve the minutes from the November 4, 2019 meeting. Bax seconded. Approved 6-0.

4. Requests and Petitions Presented - None

5. Motions, Resolutions, and Recommendations

5.1 Minor Plat of Thousand Oaks Meadow
603 E. Hale Lake Rd.

Carroll summarized the staff report. She stated a portion of the land in the plat was the same property the Commission considered previously for a rezoning request. The Planning & Zoning Commission had recommended denial of the rezoning request, however City Council approved it. Carroll recommended approval with 14 conditions. There was a general discussion about landscaping and setback requirements when R3 property is developed adjacent to R1 property. Karen Godfrey was present on behalf of the applicant.

Lund moved to approve the minor plat with the following conditions:

1. Show Curb, Gutter, and Sidewalk on proposed street extending to Zoll Street.
2. Remove the words "(Not developed; vacation unknown)".
3. Show fire hydrant on Lot 2 on the south side of the cul-de-sac as shown on the Fire Department marked up plat. Contact Jeremy VanWey in the Fire Department for approval if you would like it in a different area. With the size of lot 2, additional hydrants may be needed depending on future development of that lot.
4. Future development or construction may require additional Fire Department improvements.
5. Include a vicinity map showing the location and major surrounding streets
6. Show the names of adjacent property owners and complete subdivision names of adjacent properties.
7. Include the 100 year flood plain information in general notes
8. Show the 30' building setback lines from Thousand Oaks Drive on the north side of Lot 1.
9. Lot 1 is partially zoned GB: General Business and R3: Low-Density Multifamily Residence District. Show in gray scale the separation in zoning and annotate the zoning on each side.

10. Change the 'Residential 3 "R-3"' labels to just say "R3 Zoning"
11. Correct the Utility Easement from 5' to 15' on Lots 21-23 Thousand Oaks.
12. If applicable, include a signature line for each mortgage holder.
13. Change the Dedication Block to the following:
 - a. Second paragraph, first line change "easementis" to "easement is" and "f" to "of"
 - b. Fourth paragraph, first line change "al" to "all" and "uject" to "subject"
 - c. Change first signature line and address line to:

First Church of the Nazarene of Warrensburg, Missouri
 603 E. Hale Lake Rd.
 Warrensburg, MO 64093

- d. Show the signature lines below the address as following:

Typed Name & Position	DATE

ATTEST:

Typed Name & Position	DATE

14. The Notary statement must read as follows:
 On this ___ day of ____, in the year ____ before me, _____, a Notary Public in and for said state, personally appeared _____ of (name of corporate officer), being the _____ (position held) of _____ (name of corporation) known to me to be the person who executed the within plat in behalf of said corporation and acknowledged to me that he (or she) executed the same for the purposes therein stated. Said Corporation has no seal. (If the corporation does have a seal, then delete the last sentence and seal the plat upon signing.)

Bax seconded. Approved 6-0. Karscig read and completed the Findings and Recommendation sheet.

6. Other Business and Appearances by the Public - None

7. Comments of Commissioners and Staff

7.1 Discussion and Prioritization of Planning Priorities

Carroll introduced the list of the planning priorities discussed at the November 4, 2019 Planning and Zoning Commission meeting. Staff categorized priorities into groups and Carroll presented the "dot" exercise where the commissioners place dots next to items to prioritize them. The commissioners discussed the priorities as listed, the City Council's ongoing discussion of reducing minimum lot sizes, the intentions of each priority, and commenced the dot exercise. Each Commission member was given 5 dots. Steinkuehler requested staff take extra lengths to have the newspaper attend the next Planning and Zoning Commission meeting when the minimum lot size ordinance would be considered.

8. Adjournment

Jackson moved to adjourn the meeting. Westhead seconded. Approved 6-0. The meeting adjourned at 6:25 p.m.

Date: _____

 Chair