



CITY OF WARRENSBURG, MISSOURI
PLANNING AND ZONING COMMISSION MINUTES
January 6, 2020

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, Casey Lund, Andy Kohl, and Shari Bax were present. Members Bryan Jacobs, Steve Westhead, Dewayne Jackson 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 December 2, 2019 meeting. Bax seconded. Approved 5-0.

4. Requests and Petitions Presented

- 4.1 Request for Conditional Use Permit to use the property located at 123 E. Young St. for a conforming purpose without correcting the non-conforming situations that are not reasonably possible to eliminate.
123 E. Young St.

Carroll introduced the request for a Conditional Use Permit to use the property at 123 E. Young St. as a service location for an HVAC company. The property is currently classified as a non-conforming situation because it does not meet the setback requirements between the existing building and dumpster and Young St. and College St., the parking spaces do not meet design and size requirements, and landscaping requirements.

Staff recommended approval with conditions for the Conditional Use Permit for the reasons listed in the staff report

The applicant, Andy Irby on behalf of Four Seasons HVAC, appeared and stated it would be the second location after their primary location in Windsor. The building will be used for storage of material, and it will have parking inside the building.

5. Motions, Resolutions, and Recommendations

- 5.1 Request for Conditional Use Permit to use the property located at 123 E. Young St. for a conforming purpose without correcting the non-conforming situations that are not reasonably possible to eliminate.
123 E. Young St.

Kohl moved to approve the Conditional Use Permit with the following recommendation:

1. Staff be granted the authority to approve the final site plan as part of the building permit process.

Steinkuehler seconded. Approved 5-0. Karscig read and completed the Findings and Recommendation sheet.

5.II An Ordinance Amending Chapter 27 of the Code of City Ordinances Regarding Minimum Lot Size, Setback and Driveway Requirements for Reduced Size Lots

Carroll gave an overview of the information in the staff report. Discussion on this topic began at the City Council level in September 2019 and staff was given direction in December 2019 regarding what to include in an ordinance. Staff has drafted the ordinance and it is now ready for consideration by the Planning and Zoning Commission. The Planning and Zoning Commission discussed the placement of reduced lots, the reasoning behind the 1:4 ratio, the cost to build housing, affordability vs. livability, homeownership rates, and secondary impacts of smaller lots.

Scott Holmberg appeared and stated he is in favor of the ordinance. He has visited with younger people who want this approach. He stated the City needs to do something, and this is a good start.

Steinkuehler moved to table the ordinance for staff to further study the matter. No second was received.

Lund moved to approve the ordinance as presented by staff. Bax seconded. Approved 4-1. Karscig read and completed the Findings and Recommendation sheet.

5.III An Ordinance Amending Section 27-6 of Chapter 27 of the Code of City Ordinances Pertaining to the Definition of Halfway Houses and Prerelease Centers.

Carroll summarized the staff report. Currently, the City's zoning ordinance defines the term halfway houses and prerelease centers very broadly. Staff has worked with the City Attorney to draft a narrower definition of Halfway houses and prerelease centers in the proposed ordinance. This ordinance requires the primary purpose of the facility be to house individuals that have been incarcerated in a facility operated by or contracted by, a state or the federal government, and who are still under the jurisdiction of the Missouri State Department of Corrections, the Federal Bureau of Prisons, or any other state or federal correctional authority. There was a quick discussion of whether or not this impacted the Police Department and staff stated it did not. Kohl recommended approval. Bax seconded. Approved 5-0. Karscig read and completed the Findings and Recommendation sheet.

6. Other Business and Appearances by the Public - None

7. Comments of Commissioners and Staff

Carroll stated planning priorities will brought back at the next meeting, and the new Assistant City Manager, Danielle Dulin, will start in February.

8. Adjournment

Kohl moved to adjourn the meeting. Lund seconded. Approved 5-0. The meeting adjourned at 7:03 p.m.

Date: _____

Chair