

PLANNING AND ZONING COMMISSION

MINUTES OF MEETING

September 18, 2012

6:00 p.m.

**Item 1. Roll Call**

PRESENT: Tim Glenn, Jim Rice, Bob Gerdes, Kenneth Manley, Brad Eales Council Liaison

STAFF PRESENT: Zoning Administrator Bill Ahrens, Secretary Jaime Blackburn

ABSENT: Joe Arnold, Mark Seneker, Stephany Hughes

VISITORS: Eric Copeland, Benjamin Mook

**Item 2. Approval of Minutes – March 20, 2012**

MINUTES APPROVED: Commissioner Gerdes motioned to approve the March 20, 2012 minutes. Commissioner Rice seconded. The motion carried.

**Item 3. Special Use Permit Request: Mixed Use, 103 N. Main**

Bill Ahrens took the floor to give an overview of a Special Use Permit requesting approval for a second-floor residential use at 103 N. Main. Section 400.180.F Mixed residential and non-residential use contains five stipulations for a C-2 commercial building to include a residential component.

1. The owner will be securing 1-2 off-street parking spaces.
2. The apartment unit is approximately 3,200 square feet and meets code requirements. In addition, a rental inspection is required to be conducted and any code requirements addressed prior to occupancy.
3. N/A- No exterior modifications are anticipated.
4. The apartment is on the second floor of the building, ensuring that street side commercial activity is preserved.
5. The street-level businesses are operating with current city business licenses.

Notice was posted in the Excelsior Springs Standard on September 3, 2012. No comments were received by the Planning & Zoning Department.

**STAFF RECOMMENDATION**

The special use application as submitted has been determined by the staff to adhere to all pertinent city codes and requirements and is consistent with land use for C-2 zoning, the City Comprehensive Plan, all other land use considerations. Staff recommends that the Planning & Zoning Commission approve the application for a Special Use Permit and recommend approval by the City Council.

Commissioner Gerdes asked if there was off street parking. Benjamin Mook stated they will lease spaces in the same parking lot they used for their Law Office. Commissioner Rice asked if this was the area that you once occupied as a law office. Mr. Mook said yes.

Commissioner Rice moved to approve the special use permit for a second floor residential use at 105 N. Main. Commissioner Gerdes seconded. Motion carried unanimously. 4 ayes and 0 nay.

**Item 4. COMMENTS FROM VISITORS:**

No comment.

**Item 5. COMMENTS FROM COMMISSIONERS:**

Commissioner Manley questioned if the parking spaces were temporary? Mook said no, we've had this space for quite a while. Manley asked if there was enough room for one or two spots. Mr. Mook mentioned the Atlas customers park there of an evening and holds a dozen or better spaces.

Commissioner Glenn asked if they would be electing a new chairman at the next meeting. Bill Ahrens mentioned if nothing comes in to review then there will be a short meeting for elections in October or November.

**Item 6. MEETING ADJOURN:**

Meeting was adjourned at 6:13 p.m.