

PLANNING AND ZONING COMMISSION
MINUTES OF MEETING

November 15, 2011

6:00 p.m.

Item 1. Roll Call

PRESENT: Ambrose Buckman, Bruce Collins, Tim Glenn, Joe Arnold, Mark Seneker, Jim Rice, Bob Gerdes

STAFF PRESENT: Planning & Zoning Director Nick Pappas; Building Official Larry Murry; and Secretary, Cheryl Walters

ABSENT: Stephany Hughes

Visitors: Eric Copeland, Damielle Fields, Kim McCroskie

Item 2. Approval of Minutes – August 16, 2011

MINUTES APPROVED: Commissioner Gerdes motioned to approve the August 16, 2011 minutes. Commissioner Buckman seconded. The motion carried.

Item 3. Special Use Request: SU-11-006 at 1345 N. Jesse James Rd.

Nick Pappas stated that based on the City of Excelsior Springs' Zoning Code, Section 400.230 (F) (21), this use may be located in any zoning district in the City with a special use permit: The above referenced site is located in a vast C-3 zoning district with the only neighboring uses being offices that front a relatively quiet section of N. Jesse James Rd. Unlike most requests for day care facilities of this nature, this operation will not have any adverse impact on a residential neighborhood. With the findings of: Public Convenience, Public Health, Safety, and Welfare, Property Value Impact, and Compliance with Height and Area Regulations taken into consideration it is the opinion that the request has merit.

Commissioner Glenn asked about the noise level of the daycare and if there was a big enough space between them and the

Nick Pappas answered that there was ample space between businesses for noise level.

Commissioner Rice asked to see the floor plan to see where the entrance was.

Commissioner Gerdes motioned to approve the Special Use Request: SU-11-006. Commissioner Rice seconded. The motion carried.

Item 4. Chair Election:

Commissioner Gerdes motioned that Commissioner Glenn be elected as Chair. Commissioner Rice seconded the motion. The motion carried

Vice Chair Election:

Commissioner Rice motioned that Commissioner Gerdes be elected as Vice Chair. Commissioner Arnold seconded the motion. The motion carried

Item 5. Comments of Commissioners:

Commissioner Buckman asked that if any commissioner were not able to attend a meeting that they please contact someone to let them know so there were no surprises for voting.

Item 6. Meeting Adjourn:

Meeting was adjourned at 6:12 p.m.

