

# PLANNING AND ZONING COMMISSION

## MINUTES OF MEETING

December 13, 2011

6:00 p.m.

### **Item 1. Roll Call**

PRESENT: Joe Arnold, Mark Seneker, Jim Rice, Stephany Hughes, Bob Gerdes

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

ABSENT: Ambrose Buckman, Bruce Collins, Tim Glenn

VISITORS: Eric Copeland and Keith Winge

### **Item 2. Approval of Minutes – November 15, 2011**

MINUTES APPROVED: Commissioner Rice motioned to approve the November 15, 2011 minutes. Commissioner Arnold seconded. The motion carried.

### **Item 3. Easement Vacation Request: Case Number VAC-11-002 “Downtown Villas”**

Nick Pappas took the floor to inform the commission of the newly revised plat. The plat is similar to the original plat, but includes vacation of certain roadway that will help facilitate the development of a potential winery at the northeast corner of Main Street and Excelsior Street.

With regard to environmental issues, the site is bound by residential neighborhoods to the east and west, the Central Business District to the south, and a greenway/conservation area to the north. There are significant drainage issues in the neighborhood, and Gardner Capital, Inc. will be installing new storm drains as well as upgrading infrastructure to address these challenges. In addition, the developer has complied with all EPA mandates, has completed soil borings, and has proactively gained approval from various entities that have a stake in this project: The National Advisory Council on Historic Preservation, the Excelsior Springs Historic Preservation Commission, and various Native American tribes that have expressed interest in the Excelsior Springs area. Ultimately, the project area is ready for excavation.

In addition to grading that will take place to reduce the need for retaining walls, the developer will be installing new water, sewer, and electrical throughout the project area as well as upgrading fire hydrants to current city standards. Street lights and landscaping will also be installed.

Commissioner Arnold asked about parking.

Mr. Pappas replied that each house will have a two car garage and two off street parking.

Commissioner Gerdes asked that they take a vote to accept the Easement Vacation Request.

Commissioner Arnold motioned to approve the Easement Vacation Request. Commissioner

Rice seconded the motion. The motion carried

**Item 4. Final Plat: Case Number P-11-002 "Downtown Villas Redevelopment"**

Commissioner Seneker asked about the drainage issues that were in the summary.

Nick Pappas replied that Gardner Capital will vacate the road and then re grade for erosion and storm water.

No other discussion on Redevelopment.

Commissioner Rice motioned to approve the Downtown Villas Redevelopment? Case Number P-11-002. Commissioner Arnold seconded the motion. The motion carried.

**Item 5. COMMENTS FROM VISITORS:**

No comments

**Item 6. COMMENTS FROM COMMISSIONERS:**

No comments

**Item 7. Meeting Adjourn:**

Meeting was adjourned at 6:11 p.m.