

**PLANNING AND ZONING COMMISSION**

**MEETING SUMMARY**

October 26, 2020, 6:00 p.m.

Chairman Simmons called the meeting to order at 6:00 p.m.

**Item 1. Roll Call**

PRESENT: Mark Bullimore, Bob Gerdes, Bill Griffey III, Jake Simmons, Pat Slusher and Jason Van Till.

ABSENT: Kenneth Manley

STAFF PRESENT: Doug Hermes, Planning Consultant, Melinda Mehaffy, Economic Development Director, Logan Sours, City Planner, Mayor Pro-Tem Sonya Morgan, Council member liaison, and Lisa Morgan, Administrative Assistant.

VISITORS: Kirsten Ulmer.

**Item 2. Approval of Meeting Summary – September 28, 2020**

Commissioner Gerdes made a motion to approve the September 28, 2020 meeting summary. Commissioner Slusher seconded the motion. Motion carried.

Vote: Motion passed 6-0-0

Yes: Commissioners: Bullimore, Gerdes, Griffey, Slusher, Simmons and Van Till

No: None

Abstain: None

**Item 3. Comments of Visitors:**

There were no comments from visitors

**Item 4. Case No. PP-20-003 & FP-20-002: An Application by Hamilton Properties Corporation for preliminary plat and final plat approval of Lynn Park subdivision located at 703 Tiger Drive.**

Chairman Simmons asked for the staff report.

Mr. Hermes presented the information in the staff report for Case No. PP-20-003 and FP-20-002.

Chairman Simmons asked if there were any questions for the staff.

Commissioner Bullimore said it appears like they will be curbing about half of the new property, as the property is 400 feet wide along Tiger Drive and they are curbing approximately 200 feet of it.

Mr. Hermes that is the approximate extent of the entire half-street improvement but a part of that will occur on the existing apartment property to the south picking up where the current half-street improvement along Tiger Drive ends.

Chairman Simmons referenced an online aerial photograph of the site and noted the Tiger Drive curb and gutter improvement would probably extend to just north of where the proposed stormwater detention basin is proposed.

Chairman Simmons noted that the application does not involve a public hearing but he wanted to invite Kirsten Ulmer, applicant representative, to address the commission.

Ms. Ulmer stated that she resides at 701 Tiger Drive and is the property manager for the existing Lynn Park Apartments and will be managing the additional apartment units soon to be at 703 Tiger Drive. She is excited about the new apartments with the two buildings having 12 units each she has already has one building rented out and that is without it being advertised. She does not know how people are finding out about the new apartment units but they are. Some of the tenants in the existing building are wanting to transfer over to the new building. She said that filling the new complex is not going to be an issue for them.

Chairman Simmons said with himself and Commissioner Van Till being in the local real estate business they are very aware of the demand for rental property in the city. He said the Commission is pleased that more housing options are being made available for the community. Chairman Simmons said it could be affordable housing for teachers, firemen and police officers and good for people transitioning into the community before setting roots and buying a house.

Commissioner Gerdes asked for clarification on whether the apartments would be income based. Ms. Ulmer replied no, the new apartment units will be market-based housing.

Chairman Simmons thanked Ms. Ulmer for attending the commission meeting and asked Commissioners if there were any further questions or additional discussion on the application. Hearing none, Chairman Simmons called for a motion.

Commissioner Bullimore made a motion to approve Case No. PP-20-003 and FP-20-002 for approval of the preliminary plat and final plat for the Lynn Park Apartments at 703 Tiger Drive.

Commissioner Gerdes seconded the motion. Motion carried

Vote: Motion passed 6-0-0

Yes: Commissioners Bullimore, Gerdes, Griffey, Simmons, Slusher and Van Till

No: None

Abstain: None

### **Item 7. STAFF COMMENTS**

Mr. Hermes asked the Commission about the dates for the Planning and Zoning Commission meeting for the next two months November 30 will be the Monday after the Thanksgiving Holiday and December 28 will be directly after the Christmas holiday.

The Commission agreed the November date would be fine and they would decide if the December date would need to be changed at the November meeting.

**Item 8. COMMENTS OF COMMISSIONERS**

None

**Item 9. ADJOURN**

Meeting was adjourned at 6:14 p.m.

**The next meeting of the Commission is scheduled for Monday, November 30, 2020 at 6:00 p.m. At the Council Chambers at 201 E Broadway, Excelsior Springs, Missouri.**

Meeting Summary prepared by Lisa Morgan Community Development Administrative Assistant.