

PLANNING AND ZONING COMMISSION
MEETING SUMMARY

February 12, 2019, 6:00 p.m.

Item 1. Roll Call

PRESENT: Mark Bullimore, Bob Gerdes, Bill Griffey, III, and Pat Slusher.

ABSENT: Sandy Barnes, Kenny Manley and Jake Simmons.

STAFF PRESENT: Doug Hermes, Planning Consultant, Melinda Mehaffy, Economic Development Director, and Sonya Morgan, Councilperson Liaison.

VISITORS: No members of the public were in attendance.

Item 2. Approval of Meeting Summary – December 18, 2018:

Commissioner Bullimore made a motion to approve the December 18, 2018 meeting summary. Commissioner Slusher seconded. Motion carried.

Vote: Motion passed 4-0-0

Yes: Commissioners: Bullimore, Gerdes, Griffey, and Slusher.

No: None

Abstain: None

Item 3. COMMENTS OF VISITORS:

There were no comments from visitors.

Item 4. Election of Officers; Chairperson and Vice Chairperson

Chairman Gerdes noted that due to the number of Commissioners unable to attend this evening's meeting, the elections will be postponed to next month's meeting, March 19, 2019.

Item 5. Case No. ZTA-19-001 – An application by the City of Excelsior Springs to amend the Excelsior Springs Zoning Ordinance Sections 400.075 and 400.080 pertaining to infill and small lot development in single family residential districts (public hearing).

Doug Hermes presented the information for the Zoning Text Amendment as described in the staff report.

Chairman Gerdes asked if there were any questions for the staff. Seeing none, he opened the public hearing.

Chairman Gerdes asked if any members of the public wished to speak. Seeing none, he closed the public hearing.

After Chairman Gerdes closed the public hearing, he asked if Commissioners had any questions for staff or would like to discuss the application.

Commissioner Slusher said he appreciated the proposed amendment and agreed with the goal to encourage infill development on smaller vacant lots but he expressed concern whether this amendment would help in terms of allowing smaller houses. He gave an example of an area where the immediately adjoining houses on both sides of a vacant infill lot are large and the vacant lot would not be sufficient for the floor area of a new house required by the average of homes on both sides.

Councilwoman Morgan suggested that an option in lieu of the averages on both sides of the property could be a review of the neighborhood and allowing the developer of the lot to apply the neighborhood scale and floor area and be consistent with the neighborhood. City staff also pointed out the second “option” that is to use the lot area and floor area of any previously constructed residential structure on the lot.

Commissioner Bullimore said he agreed with the other elements of the proposed amendment regarding variations in the yard setbacks, the parking standard and the expectations around exterior design, materials and color in harmony with neighboring structures. Chairman Gerdes voiced his agreement.

City staff suggested that if the Commission recommended approval of the amendment as presented they will look into alternatives to calculating the minimum floor area and share those with the City Council along with the Commission’s comments on that issue.

Chairman Gerdes asked if there were any further questions for the staff, seeing none, he asked for a motion.

Commissioner Slusher moved to approve ZTA-19-001 to amend the Excelsior Springs Zoning Ordinance Sections 400.075 and 400.080 pertaining to infill and small lot development in single family residential districts, to be presented to the City Council at their next meeting on February 19, 2019. Commissioner Bullimore seconded the motion.

Vote: Motion passed 4-0-0

Yes: Commissioners: Bullimore, Gerdes, Griffey, and Slusher.

No: None

Abstain: None

Item 6. STAFF COMMENTS

Doug advised commissioners that the Special Use Permit that had previously been approved for 529 Elms Blvd, relating to the Elms Hotel using this residence as office space was not moving forward. All code violations on the property except one have been addressed, as requested.

Melinda advised commissioners that she would be presenting the 2018 Community Development Annual Report to the City Council on Tuesday, February 19th, and will provide the Commissioners their own copies.

Item 7. COMMENTS OF COMMISSIONERS

Commissioner Slusher advised staff that he has had 58 inquiries on his apartment on Spring Street.

Item 8. ADJOURN

Meeting was adjourned at 6:45 p.m.

The next meeting of the Commission is scheduled for Tuesday, March 19, 2019 at 6 p.m. at the Hall of Waters, 201 East Broadway, Excelsior Springs, Missouri, in the Council Chambers.

Minutes prepared by Robin Curfman, Secretary of Planning & Zoning Commission.