

PLANNING COMMISSION
MINUTES

Meeting Date
January 9, 2020

Members Present: Jim Dunn
Tom Farr
Timothy Roberts
Byron Spencer
Don Stielow

Members Absent: Johnathan Barnes
Dave Wood

Also Present: Sara Copeland, Director of Community Development
Mallory Brown, Staff Secretary
Bradley Hocevar, Community Development Intern

1. CALL TO ORDER

Commissioner Farr opened the meeting at 6:00 p.m.

2. APPROVAL OF AGENDA

Commissioner Spencer moved to approve the Planning Commission Agenda of the meeting on January 9, 2020 and was seconded by Commissioner Dunn. All said Aye. Motion passed unanimously.

3. APPROVAL OF NOVEMBER 7, 2019 PLANNING COMMISSION MINUTES

Commissioner Spencer moved to approve the November 7, 2019 Planning Commission minutes and was seconded by Commissioner Dunn. All said aye. Motion passed unanimously.

4. ELECTION OF OFFICERS

Mayor Stielow nominated Commissioner Farr as Chairperson of the Planning Commission and was seconded by Commissioner Roberts. All said aye. Motion passed unanimously.

Mayor Stielow nominated Commissioner Spencer as Secretary of the Planning Commission and was seconded by Commissioner Dunn. All said aye. Motion passed unanimously.

5. CONDITIONAL USE PERMIT – PUBLIC HEARING - 1275 E 16TH AVE – PC2020-02

Sara Copeland discussed the procedure for a Conditional Use Permit renewal with the Planning Commission.

Commissioner Farr opened the public hearing.

Martin Mariette Kansas City, LLC representatives gave a brief presentation and asked the Planning Commission to recommend approval of the Conditional Use Permit to the City Council.

Sara Copeland gave the staff report. Staff recorded approval of the Conditional Use Permit application with conditions.

Discussion ensued.

Hearing no public comments, Commissioner Spencer moved to close the public hearing and was seconded by Mayor Stielow. All said aye. Motion passed unanimously.

Mayor Stielow moved to recommend approval of the Conditional Use Permit with conditions to the City Council and was seconded by Commissioner Dunn. All said aye. Motion passed unanimously.

6. PRELIMINARY AND FINAL PLAT – PUBLIC HEARING – NORTHGATE VILLAGE, 32ND & SWIFT – PC2020-01

Commissioner Farr opened the public hearing.

Sara Copeland discussed procedure for preliminary and final plat applications.

Jon Birkel, Hunt Midwest, explained the applications and asked the Planning Commission for approval.

Hearing no public comments, Commissioner Spencer moved to close the public hearing and was seconded by Commissioner Roberts. All said aye. Motion passed unanimously.

Commissioner Spencer moved to approve the preliminary plat as submitted with conditions and was seconded by Commissioner Dunn. All said aye. Motion passed unanimously.

Commissioner Spencer moved to recommend approval of the final plat with conditions to the City Council and was seconded by Commissioner Dunn. All said aye. Motion passed unanimously.

7. PUD AMENDMENT – PUBLIC HEARING – NORTHGATE VILLAGE, HUNT MIDWEST – PC2019-14

Commissioner Farr opened the public hearing.

Sara Copeland discussed procedure and gave the staff report for the PUD Amendment application.

Hearing no public comment, Commissioner Dunn moved to close the public hearing and was seconded by Commissioner Spencer. All said aye. Motion passed unanimously.

Commissioner Dunn moved to recommend approval of the PUD Amendment to the City Council and was seconded by Commissioner Spencer. All said aye. Motion passed unanimously.

8. ZONING ORDINANCE TEXT AMENDMENT – PC2019-17, ACCESSORY DWELLINGS – CONTINUANCE

Sara Copeland discussed the accessory dwelling unit section of the North Kansas City Zoning Ordinance and refreshed the Planning Commission about the request to remove the owner occupancy requirement.

Discussion ensued.

Hearing no public comments, Commissioner Spencer moved to close the public hearing and was seconded by Commissioner Dunn. All said aye. Motion passed unanimously.

Commissioner Dunn moved to recommend denial of the proposed Zoning Ordinance amendment to the City Council and was seconded by Mayor Stielow. All said aye. The proposed amendment will be sent to the City Council with a recommendation of denial.

9. BYLAWS DISCUSSION

Bradley Hocevar discussed proposed draft bylaws with the Planning Commission.

Discussion ensued.

10. COMMENTS FROM PUBLIC

None.

11. COMMENTS FROM STAFF

Expect a February meeting.

12. COMMENTS FROM COMMISSIONERS

Commissioner Dunn asked for more information about housing in North Kansas City.

13. ADJOURNMENT

Mayor Stielow moved to adjourn the meeting at 6:41 pm and was seconded by Commissioner Spencer. All said aye. Motion passed unanimously.

Tom Farr, Chair

Byron Spencer, Secretary