

PLANNING COMMISSION  
MINUTES

Meeting Date  
July 6, 2017

Members Present: Tom Farr  
Laura Machala  
Byron Spencer  
Don Stielow  
Dave Wood

Members Absent: Kevin Case  
Johnathan Barnes

Also Present: Sara Copeland, Director of Community Development  
Mallory Brown, Staff Secretary  
Stacey Weidemann, Intern

**1. CALL TO ORDER**

Dave Wood opened the meeting at 6:01 p.m.

**2. APPROVAL OF AGENDA**

Tom Farr moved to approve the Planning Commission Agenda of the meeting on July 6, 2017 and was seconded by Laura Machala. All said Aye. Motion passed unanimously.

**3. APPROVAL OF MINUTES FROM JUNE 1, 2017**

Tom Farr moved to approve the Planning Commission Minutes of the regular meeting on June 1, 2017 and was seconded by Laura Machala. All said aye. Motion passed unanimously.

**4. PUBLIC HEARING - CONSIDERATION OF CONDITIONAL USE PERMIT APPLICATION – THE CAUSE**

Sara Copeland explained the procedure for a Conditional Use Permit application.

The public hearing was opened.

Sara Copeland gave the staff presentation and discussed the criteria for approval or disapproval of Conditional Use Permits. Staff recommended approval of the Conditional Use Permit with conditions.

The applicant made a brief presentation.

Hearing no comments from the public, Don Stielow moved to close public hearing PC 2017-09. Laura Machala seconded the motion. All said aye. Motion passed unanimously.

Tom Farr made a motion to recommend approval of the Conditional Use Permit (PC2017-09) as submitted with the suggested conditions. Don Stielow seconded the motion. All said aye. The motion passed unanimously.

**5. SITE PLAN REVIEW– NORTH KANSAS CITY SCHOOL DISTRICT**

Sara Copeland explained the procedure for a site plan review application.

Sara Copeland gave the staff presentation and discussed the criteria for approval or disapproval of site plans. Staff recommended approval of the site plan with conditions.

The applicant made a brief presentation.

Don Stielow made a motion to approve the site plan (PC2017-10) as submitted with the suggested conditions. Laura Machala seconded the motion. All said aye. The motion passed unanimously.

**6. PUBLIC HEARING – CONSIDERATION OF VARIOUS ZONING TEXT AMENDMENTS – NORTH KANSAS CITY**

Sara Copeland introduced Stacey Weidemann who gave the staff report.

The public hearing was opened.

Staff recommended approval of the zoning text amendments.

Hearing no comments from the public, Don Stielow moved to close public hearing PC 2017-11. Laura Machala seconded the motion. All said aye. Motion passed unanimously.

Tom Farr made a motion to approve the zoning text amendments (PC2017-11) as submitted. Byron Spencer seconded the motion. All said aye. The motion passed unanimously.

**7. CHAPTER 353 TAX ABATEMENT QUALIFICATIONS STUDY**

Jim Potter, Development Initiatives, gave a presentation of the qualifications study he prepared.

**8. COMMENTS FROM PUBLIC**

None

**9. COMMENTS FROM STAFF**

Sara Copeland told the Commission there would likely be an August meeting.


**10. COMMENTS FROM COMMISSIONERS**

None

**11. ADJORNMENT**

As there was no further business, Don Stielow moved to adjourn the meeting and was seconded by Tom Farr. The motion carried unanimously. The meeting was adjourned at 7:17 p.m.

  
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Kevin Case, Chair  
Jonathan Barnes

  
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Dave Wood, Secretary  
Laura Machala