

**Minutes of Special Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
September 22, 2014**

**CALL TO ORDER**

Chairman Holly Girgin called the meeting to order at 8:00 a.m.

**ATTENDANCE**

Commission: Chairman Girgin, Mayor Jeff Davis, Commissioners Sally Davila, Tim McDonough, Chris Christensen, Steve Finn, and Larry Thompson.

Staff: Jay Leipzig, Community and Economic Development Director; Bobby Sperry, Fire Marshal; Carolyn Yatsook, Economic Development Specialist.

Absent: Councilman Tim Savage and Commissioner Chuck Crate.

**FINAL PLAT** - Re-plat of Lot 1, Plexes Industrial Development Park

Mr. Leipzig reported staff has been working with ROM Corporation about a facility expansion at 6800 E. 163<sup>rd</sup> Street for several months. The re-plat of Lot 1 will consist of Lots 4 and 5 being separated by the Kay Avenue right-of-way. Lot 4 will be 6.73-acres and Lot 5 will be 1.75 acres in size. He gave a brief overview of the ROM facility and a summary of the products manufactured by the business. ROM has experienced growth and wishes to expand their facility with a building addition and expanded parking according to Mr. Leipzig. He reported the proposed project will be a 39,550-sq. ft. building addition used primarily for manufacturing / warehousing, and expansion of the office space. Mr. Leipzig added that any financial incentives would only be for ROM Corporation. Commissioner Christensen moved to recommend approval of the final plat for Plexes Industrial Park, Lots 4 & 5. Commissioner Davila seconded the motion. When a vote was taken, the following was recorded, Ayes: 7 - Chairman Girgin, Mayor Davis, Commissioners Davila, McDonough, Christensen, Finn and Thompson. Noes: none. Absent: 2 - Councilman Savage and Commissioner Crate. The motion carried.

**FINAL DEVELOPMENT PLAN** - ROM Corporation

Mr. Leipzig presented information about the final development plan for ROM Corporation. He told the Commission the zoning designation of the surrounding properties and indicated ROM is a compatible use. He pointed out the review comments included in the agenda staff report are primarily standard comments. Engineering is waiting on the final stormwater management study but no problems are anticipated with that information according to Mr. Leipzig. He went over the comments from the fire and planning staff. Mr. Leipzig pointed out the location of a proposed expanded parking area, a rain garden and detention areas on the development plan. It was suggested that future consideration be given to the addition of a crosswalk on Cornerstone Drive crossing 163<sup>rd</sup> Street. Mr. Jeff Schroeder, architect, commented that he believes the employee smoking area will be on the east edge of the new parking lot. Mr. Leipzig stated that the incomplete portion of Kay Avenue shown on the development plan will eventually be extended. Mayor Davis expressed his pleasure that ROM has decided to stay in Belton and not relocate to

another site. Commissioner Thompson moved to recommend approval of the Final Development Plan for ROM Corporation expansion, located at 6800 E. 163<sup>rd</sup> Street. Commissioner Christensen seconded the motion. When a vote was taken, the following was recorded, Ayes: 7 - Chairman Girgin, Mayor Davis, Commissioners Davila, McDonough, Christensen, Finn, and Thompson. Noes, none. Absent: 2 - Councilman Savage and Commissioner Crate. The motion carried. Mr. Schroeder thanked the Commission and staff for attending the special meeting and considering the ROM plat and final development plan.

Mr. Leipzig announced there will be a public meeting to discuss future plans for the North Scott Corridor on Tuesday, September 30, 2014.

### **ADJOURNMENT**

Commissioner Thompson moved to adjourn the special meeting. Commissioner Christensen seconded the motion. All present voted in favor and the meeting adjourned.

Ann Keeton  
Community Development Secretary