

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
March 2, 2015**

Planning Commission attended an optional Ethics Training Session @ 6:30 pm with City Attorney, Shannon Marcano. Session lasted 52 minutes and adjourned at 7:22 whereas, the official Planning Commission meeting was called to order.

CALL TO ORDER

Chairman Holly Girgin called the meeting to order at 7:22 p.m.

ATTENDANCE

Commission: Chairman Girgin, Mayor Jeff Davis, Councilman Tim Savage, Commissioners Tim McDonough, Chris Christensen, Chuck Crate and Ryan Finn.

Staff: Jay Leipzig, Community and Economic Development Director; Robert Cooper, City Planner; and Jennifer Dutcher, Community Development Secretary.

Absent: Commissioners Sally Davila and Larry Thompson.

Jay Leipzig, Director of Community and Economic Development welcomed Jennifer Dutcher as the new Administrative Assistant for the department.

MINUTES

Mayor Davis moved to approve the minutes of the January 5, 2015 Commission meeting. Commissioner Christensen seconded the motion. All members present voted in favor and the motion carried.

PRESENTATION - Consideration of Final Plat approval, a re-plat of Lots(s) 1, 2, and 3, QuikTrip 233R.

Community & Economic Development Director, Jay Leipzig addressed the Council giving an overview of the QT final Plat Gen 3 store located at Y & 58 Highway. The Final Development site plan was previously approved by the Planning Commission on 6/16/14; however this item was delayed due to acquiring easements which have been satisfied at this time.

Robert Cooper addressed the Staff report indicating the Review of the Final Plat, notating it as 3.18 acres, located at 501 E North Ave, the South East Corner of MO. 58 & Y Hwy. The packet contains the Final Development Plan and Final Plat. The Final Development Plan was accepted in June 16, 2014. The location is zoned as C2 (General Commercial), while surrounding zoning remains C2 or R1. The structure is an existing construction, built in 1993, and contains roughly 3300 sq feet. Same use: Convenience Store, Gas Station. New structure to be 5800 sq feet, maintaining the same use and zoning. Conceptual elevation will be the gray split faced concrete masonry block and brick. Driveway will have (4) ingress,

egress entry points, 35' wide. 1 parking spot per 300 sq feet plus 6 fuel stations equates to 26 parking stalls, giving the site 68 parking spots plus handicap spaces. Landscaping of 20% is adequate. 23% of site will be developed as the build out. Planning, Engineering and Fire accept the final plat as submitted. Staff recommendation is to approve the final plat as submitted.

QT Representative Matt Brooks of Mission, Kansas addressed the Planning Commission indicating construction to be identical to the Gen 3 stores located around the Kansas City area. Construction to start April 6th. Store will stay open; however rear access will shut down. New store will be scheduled to open around September 17th. Original store will close the evening of September 16th- to pull tanks and complete tank closures. Site will be without fuel sales until end of October, roughly 5-6 weeks. Virtually no down time for inside sales. Looking at a 100% completion date by Thanksgiving 2015.

Commissioner Christensen made a motion to approve, with a second by Commissioner Finn.

When a vote was taken, the following was recorded, Ayes: 7 – Chairman Girgin, Mayor Davis, Councilman Savage, Commissioners McDonough, Christensen, Finn and Crate. Noes: none. Absent: 2 – Commissioners Davila and Thompson. The motion carried.

PUBLIC HEARING – Consideration of a text amendment to the Unified Development Code regarding Water Services Back-Flow requirements.

Director Jay Leipzig gave a brief description of events pertaining to the previously scheduled meeting of February 2nd that led to the continuance until the March 2nd meeting. Engineering, Fire and Planning Staff have determined no text changes to the UDC are necessary.

City Engineer Zach Matteo presented the staff report bringing into discussion the City's Back Flow standards. As stated by Mr. Matteo, the Back Flow prevention program has been in place since 2005 based on Missouri State Law. The City has always required new developments to maintain a vault at the property line whether the use be fire line with private hydrants, sprinkler systems inside the building or domestic use. Protecting the city's water system from contamination is a primary goal. Staff is looking to accomplish a more direct approach to vault requirements.

Public Works Employee Don Tyler discussed Back Flow requirements pertaining to lids being of standard size. Current concrete lids contain a stainless steel insert. Lid size is determined by vault size. Vaults are constructed of concrete.

Questions arose from the costs of such back flow vaults, indicating upwards of \$20K. Councilman Savage requested possibly looking into a change to help supplement the cost, whether changing specs or name brands.

Discussion began in reference to water lines 50' or less utilizing a check valve in the building rather than a vault system, however more than 50' of water line will require back flow into a vault at the property line.

Chairman Girgin opened the public hearing at 8:00 p.m. The hearing was being held to receive public input regarding Water Services Back-Flow requirements.

Dan Kahn of Lee's Summit wished to present a question to the Commission, indicating he has a background in engineering and surface water. Mr. Kahn stated he understands the need for preventing back flow, however questions if 50' is a good number. Questioning if the property were 70' does that become valid because they are 20' short. Secondly he thanked the Planning Commission for allowing the public to address the back flow requirements.

Director Jay Leipzig reiterated code requires back flow assembly; city has some flexibility based upon particular uses whether it's public or private. It is not a change within the Code itself. Generally, looking to keep a set policy, set standard of 50' to be consistent with APWA requirements.

It was addressed that No action is required on this matter; no changes have been made.

There was no further input and Chairman Girgin closed the public hearing at 8:09 p.m.

DIRECTORS REPORT

The next Planning Commission meeting is scheduled for March 16th. Items for discussion at the next meeting will be the North Scott Corridor Plan and new multifamily apartment project Plan and Plat.

The City attended a ribbon cutting for Buffalo Wild Wings this week. They had a one week remodel resulting in a quick turnaround.

ADJOURNMENT

Chairman Girgin moved to adjourn the meeting. The motion was seconded by Commissioner Mcdonough. All members present voted in favor and the meeting adjourned at 8:16 p.m.

Jennifer Dutcher
Community Development Secretary