Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
March 16, 2015

CALL TO ORDER
Chairman Holly Girgin called the meeting to order at 7:00 p.m.

ATTENDANCE
Commission: Chairman Girgin, Mayor Jeff Davis, Commissioners Chris Christensen, Chuck Crate, Ryan Finn, Sally Davila and Larry Thompson.

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

Absent: Councilman Tim Savage, Commissioner McDonough.

MINUTES
Commissioner Christensen moved to approve the minutes of the March 2, 2015 Planning Commission meeting. Commissioner Crate seconded the motion. All members present voted in favor and the motion carried.

PRESENTATION - Preliminary Plat and Preliminary Development Plan approval for Autumn Woods

Mr. Leipzig introduced Autumn Woods Development Team, Owner Rick Trumbull and Engineer Steve Warger. In addition he gave guidance indicating the Preliminary Plat and Preliminary Development Plan are for review by the Planning Commission. As the project progresses a recommendation for the Final Development Plat and Final Development Plan will be made by the Planning Commission and then forwarded to the City Council.
Steve Warger of North Kansas City, Engineer for Autumn Woods provided a brief overview of the project. Mr. Warger cited the project as a 9.81 acre site to hold 33 Triplex and 1 Duplex rental units. Rent to be $1000 to $1050 per door with 101 units developed. Indicating 3 phases of development, each phase building 33 units with an estimated 3 – 5 year build out. Development will have Private Streets 28' in width and built to city standards, having 9.1 units constructed per acre. 65% open space with a nice buffer and will provide detention and water quality. Each unit will have 1 parking space within the garage and 1 space in the driveway. Plan calls for a visitor parking site holding roughly 10-12 cars. This will be a nice community containing sidewalks and street lights. No signs will be posted stating, No Parking Zone, at first however can be considered in the future. Snow removal will be handled by property management. Trash will be the responsibility of the individual tenants. Possibility of a single company to provide trash pickup however will remain the tenant's responsibility to get the trash to the curb. When questioned by Commissioner Christensen as to the bus route for school children, Mr.

Warger indicated he had not spoken with the School district but has the thought they may select a pick up at either entrance to the development. Mr. Leipzig stated the R3 zoning is already in place giving the PUD (Planned Unit Development) greater flexibility with setback requirements.
Mr. Warger stated in reference to the Sanitary Sewers and Water, the development team will be working with Mr. Fisher from Public Works. The development will have public water with a master meter. Mr. Warger stated 10 years down the road if they sell the units the master meter may be a concern, however they will address that issue at a later date.
Mr. Rick Trumbull of Leawood, Ks, with Autumn Woods LP addressed the Planning Commission giving an additional overview of the project. Each of the 101 units contains 1294 square feet, 3 bedrooms, 2 ½ baths, and a single car garage. Street view of the structure will have a masonry finish while the other three sides will have hardy-type wood lap siding or vinyl. Upstairs floor plan holds the bedrooms, laundry and bathrooms while the downstairs plan holds the living areas. Interior will have a class B finish with 9 foot ceilings on both floors, decorative trim, custom cabinets, manufactured wood floors, carpet, painted walls/trim and a full appliance package including a washer and dryer. All appliances will be of black, white or almond color. Question was presented by Commissioner Crate as for clarification if the development will be strictly rental units. Mr.Trumbull indicated as long as they remain the owners they have no intention to sell the development. Commissioner Crate asked what manner of clientele or renters are you shooting for? Mr. Trumbull stated the development team did a market study a year and a half ago. This development would be geared toward a young professional, empty nester looking for no maintenance, or a young family.
Mr. Leipzig stated this is part of a previous discussion, for instance Cerner is coming with roughly 15,000 potential jobs to the Kansas City area. And for the developer, that is the market they are looking in. Mr. Leipzig believes the rental market is currently very vibrant not only in Belton but also in Kansas City. Mayor Davis followed by stating along with Cerner there is Oxford Blue and our research tells us the new millenniums want a place with minimum maintenance for an active lifestyle.

Mr. Trumbull concluded the development amenities include a walking trail and a phase 2 common area playground. The project will not contain a clubhouse.

Chairman Girgin expressed its nice to see a project of this caliber coming to our community. Only word heard in the entire presentation that gives pause for concern is vinyl siding. She would prefer a hardy plank or material of that construction for the exterior.

Commissioner Finn questioned the limit on the number of tenants per unit? Mr. Trumbull answered by stating there will be language indicating only immediately family can reside.

Mr. Leipzig addressed the Commission to clarify this is a non-subsidized project and the rent is too high for Section 8. Staff is comfortable with stucco and hardy-plank construction, Private Street, Public Water, Public Sewer and a Master Meter. Project has been a collaborative process with developer. Development includes a landscape buffer. The Parks department looked at the plan for consistency with the Park master plan and connectivity to the trail system. Zoning is in place for this development and is consistent with the City's future land use map. This Parcel was rezoned in 2006 or 2007 and planned for it accordingly. Development fits within all of the City's long term goals.

Preliminary Plat and Preliminary Development Plan for Autumn Woods were presented and discussed together, however voting was separated into two actions.

Commissioner Christensen made a motion to approve the Preliminary Plat for Autumn Woods, with a second by Commissioner Thompson.

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

Commissioner Christensen made a motion to approve the Preliminary Development Plan for Autumn Woods, with a second by Commissioner Crate.

When a vote was taken, the following was recorded, Ayes: 7 – Chairman Girgin, Mayor Davis, Commissioners Thompson, Christensen, Finn, Crate, and Davila. Noes: 0. Absent: 2 – Commissioner McDonough and Councilman Savage. The motion carried.

DIRECTORS REPORT

Mr. Leipzig updated the Planning Commission on activity within Community & Economic Development. The Department has received the Final Development Plan for Heartland Dental and has been tentatively scheduled for the April 20th Planning Commission. Same developer is working 2 additional pad sites, one being a sub lot and the other a big block retail. All 3 projects will be between April and May 2015.
Ribbon cutting for Markey Parkway scheduled on April 2nd at 11am. Congresswoman Vicky Hartzler will be present. The Ribbon cutting will be a great turn out and a long time coming.

City has been working with the developer of Cedar Tree shopping center, Lane 4. They are doing a comprehensive renovation of the shopping center. Exterior area of improvements includes parking, landscaping and signage. They have shown their preliminary plans and are working on their budget. They are asking for assistance from the TIF commission which will go to the City Council for approval. Renovation looks to be a 10-12 million dollar investment. It will really spruce it up will make a big difference.

North Scott corridor plan was reviewed by the Planning Commission and adopted by City Council; staff is undergoing a comprehensive review in terms of making sure we do everything we can to make this successful. A rezoning of some parcels on North Scott into a Flex Industrial space will be a powerful tool for revitalizing the area. Code Enforcement, Police, and Planning will be looking at this area to clean it up. Tightening of business license guidelines will help to enforce the efforts, items such as requiring paved parking lots, monument signs constructed and removal of old pole signs. The department is looking to put together financial strategies for existing businesses to obtain tax abatement for the construction of monument signs. Planning Commission will see updates pertaining to North Scott Corridor at every meeting.

Mayor Davis commended staff for doing a great job collaborating, all departments are working well together and it is making a difference.

The next Planning Commission meeting is scheduled for April 6th.

ADJOURNMENT

Commissioner Chris Christensen made a motion to adjourn the meeting. The motion was seconded by Commissioner Thompson. All members present voted in favor and the meeting adjourned at 7:40 p.m.

Jennifer Dutcher
Community Development Secretary