

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
April 6, 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 Chuck Crate, Ryan Finn, Sally Davila and Councilman Tim Savage.

Staff: Jay Leipzig, Community and Economic Development Director; Carolyn Yatsook, Economic Development; and Jennifer Dutcher, Community Development Secretary.

Absent: Commissioner McDonough, Commissioner Christensen, Commissioner Thompson

MINUTES

Commissioner Crate moved to approve the minutes of the March 16, 2015 Planning Commission meeting. Councilman Savage seconded the motion. All members present voted in favor and the motion carried.

DISCUSSION

Community and Economic Development Director, Jay Leipzig addressed the Commission to open the discussion of the North Scott Corridor Plan. Mr. Leipzig introduced Economic Development Specialist Carolynn Yatsook bringing into light her recent publication in the Missouri Municipal Review which highlighted the City of Belton and the Markey Parkway Development. Mr. Leipzig stated people are really talking about what's happening in Belton. Mr. Leipzig then began an overview of the Implementation of the North Scott Corridor Plan highlighting the 7 key components.

1. **Create the Zoning Category of Flex- Industrial/Commercial Zoning and Update the Current Zoning Map.**
2. **Update the Belton Comprehensive Plan to Include Flex Zoning Classification.**

Mr. Leipzig explained these steps are critical for they identify the zoning category by definition as well as incorporates that into our current zoning and future land use maps as well as the comprehensive plan. Flex Zoning would be a combination of Industrial and Commercial zonings equating to a Light Industrial zoning with no outside storage and be pleasing in appearance but could also be used as Commercial space.

3. Creation of a Missouri 353 Redevelopment Corporation to Implement and Guide Redevelopment of the Corridor and the Creation of a 353 Redevelopment Plan.

Mr. Leipzig explained this step proposes the development of a legal entity that oversees the development of the Corridor. Chairman Girgin asked what is the process for the selection of this legal entity. Mr. Leipzig stated the Council would appoint members of the board; however consultants can also make recommendations. Interested persons would also be encouraged to apply, which could also include key business owners. The 353 Board which can hold, convey or own property, would primarily steer the development. Councilman Savage indicated he would like to have a better understanding of the 353. Mayor Davis brought into discussion that Mr. Leipzig is not new to this type of development, as he worked with Independence Regional Health Center redeveloping almost 150 parcels along Truman Road. Mr. Leipzig stated by this program being voluntary, owners could be offered tax incentives for bringing properties up to current building codes which in turn increased property value. Eminent domain was brought into conversation by Commissioner Crate questioning if a corporation could take over certain properties, is that part of the plan? Mr. Leipzig replied that would be a worst case scenario. Councilman Savage stated he believes the action of Eminent Domain should remain in the hands of the Council. Mr. Leipzig stated as of the last 3 to 4 years, legal precedence of eminent domain are pro property rights and should be the ultimate last resort. Mayor Davis indicated he is not in favor of non-elected officials making those types of decisions. Commissioner Crate questioned if the Commission would need to send a proposal or motion to the City Council? Mr. Leipzig followed by indicating eventually the Planning Commission will probably make a formal recommendation to the City Council.

4. Development of Design Guidelines and Standards.

Mr. Leipzig stated these designs are fairly standard. A consultant could provide the designs and staff could assist with the effort. Councilman Savage questioned the building setbacks, if anything will be done with them? Mr. Leipzig stated the development would be working with different standards and setbacks that encourage development. Commissioner Crate questioned the ownership of the railroad tracks between 58 and 150? Mr. Leipzig said the railroad is owned by a privately held railroad company, and appears the use to be primarily as a hobby. The Railroad has been a huge constraint in terms of the size of those properties.

5. Creation of Incentives to Attract Key Developments in the Corridor.

Mr. Leipzig presented the information that envisions a Quick Start program that would be implemented whereby projects which meet certain criteria may be eligible for a 100% reduction in fees if the projects are initiated before a certain date. In this case, the first three projects that are brought forward which entail either new construction on a vacant parcel or the substantial redevelopment of an existing parcel totaling at least \$1 million dollars of investment and the creation of 15 additional jobs, will be eligible for a 100% waiver of the street impact fee or building permit fee. This type of Quick Start program would entice the redevelopment in the area. Councilman Savage noted it will be interesting to see what legal says we can do; we have always been told we cannot pick and choose on impact fees. Mr. Leipzig addressed this statement by saying as long as we keep a set time with a number of projects, very clear parameters, and be very careful as to the language, it can be done. We will be hammering out the details and looking for feedback.

6. Work with the Belton Parks Department and the Railroad to provide Rail to Trail opportunities along the North Scott Corridor.

Mr. Leipzig stated this is an ideal situation, removing the rail line and making a bike/walking trail possibly from North Scott to Memorial Station-with a link over to Wallace Park. Owners of the Railroad have reached out to us in terms of the North Scott Corridor Plan and were generally supportive. They attended the ribbon cutting for Markey Parkway. The City will be looking for possibly a shared easement with the rail line. Mayor Davis questioned who's responsible for the intersection maintenance? Mayor Davis then indicated the maintenance is the responsibility of the Railroad and we go ahead as good neighbors when we hear enough noise and always make those repairs.

7. Create Streetscape Beautification Enhancements.

Mr. Leipzig indicated the City has passed a beautification plan and has identified key areas beginning at the corridor starting around 155th street and North Scott. The City could really utilize the Park Department's assistance with signage, planting and design. Mayor Davis agreed with Commissioner Crate that joint work sessions between the City Council and Planning Commission would be beneficial. Mayor Davis stated as we evolve as a City we probably need to have more of those types of meetings; joint work sessions could possibly be held at Memorial Station. Mayor Davis appreciates how much hard work is going into this project. Stating all projects start with discussion and there are no opinions we will not listen to.

Mayor Davis moved to approve the creation of the Zoning Category of Flex- Industrial/Commercial Zoning and proceed with the Update of the Current Zoning Map and to update the Belton Comprehensive Plan to Include Flex Zoning Classification, with a second by Commissioner Crate.

When a vote was taken, the following was recorded, Ayes: 6 – Chairman Girgin, Mayor Davis, Commissioners Finn, Crate, Davila and Councilman Savage. Noes: none. Absent: 3 – Commissioner McDonough, Christensen and Thompson. The motion carried.

Councilman Savage asked if staff will be completing this work or seeking help from others? Mr. Leipzig addressed this concern by stating we have a preliminary draft that Confluence has given to us already with what the Flex Zoning would be. The bulk of the work, roughly 90% would be completed by staff in house. Just a little bit of that work would be some consulting.

Mr. Leipzig addressed Chairman Girgin reiterating that staff will continue to move forward on the other items and will be updating the City Council. The Planning Commission may have another general discussion about it and continue to build a consensus as these meetings are always helpful.

Commissioner Crate moved that when staff is ready to bring these two issues forward: The creation of the Zoning Category of Flex and the update of the Belton Comprehensive Plan to include Flex, that we have a joint meeting with the Council to consider those two issues. Mayor Davis seconded.

Clarification of this being a work session was questioned by Mayor Davis, Commissioner Crate indicated yes, this would just be an open work session.

When a vote was taken, the following was recorded, Ayes: 6 – Chairman Girgin, Mayor Davis, Commissioners Finn, Crate, Davila and Councilman Savage. Noes: none. Absent: 3 – Commissioner McDonough, Christensen and Thompson. The motion carried

DIRECTORS REPORT

Mr. Leipzig updated the Planning Commission on activity within Community & Economic Development. The next Planning Commission meeting will be a full schedule. Some items included on the April 20th Planning Commission include the following:

- Heartland Dental Site Plan for your review. This is a two tenant site. One will be Heartland Dental and the other will be a Restaurant. Preliminary review of the plans look pretty good; staff has no major concerns. The Department is working closely with the Fire Department concerning hydrant placement.
- Special Use Permit (SUP) has been submitted on behalf of Best Friends Pet Grooming in Cherry Hills.
- A property owner has requested the City convey property to him including some right of way located at the corner of Ella and S. Scott.
- Changes to the Unified Development Code (UDC) for the Fire Department.

Lastly,

- Autumn Woods' Final Site Plan and Final Plat however, this item may be delayed until May 4th.

May 4th we will have a Site Plan/Conceptual Plan and a rezoning application for a new restaurant on Peculiar Drive. Area is currently zoned M1, however the applicant will be requesting a rezoning to a C2 General Commercial.

Also, another Site Plan review for a large box development in the Gateway area should be brought forward by Christy Development. This project will be a 55,000 square foot store adjacent to Academy Sports.

The Department recently met with the Developer of Carnegie Village- they wish to expand their facility with an addition of 80 beds. At this time they are working on State of Missouri approval.

The Department will be receiving plans for the Cedar Tree Shopping Center update sometime in May.

Mr. Leipzig gave a brief overview of the recent City tour before the Markey Parkway ribbon cutting on April 2nd.

Before Congresswoman Vicky Hartzler's arrival, a tour was conducted at Kuecker Logistics. Mayor Davis shared his amazement at the technology within the building, stating it to be spectacular, straight out of

a sci-fi magazine. Mr. Leipzig shared that Kuecker will be expanding another 8,000 square feet in the front of the building and another 5,000 square foot in the back of the building.

Just prior to the Markey Parkway ribbon cutting, Congresswoman Vicky Hartzler was able to attend the tour of the Quik'nTasty Distribution Center. Mr. Leipzig stated we are involved right now in the review of the changes of their assembly system and shelving units, a \$30 Million dollar redevelopment within the existing envelope of the building. Quik'nTasty currently employs 1071 employees and has a 300,000 square foot warehouse.

Commissioner Crate questioned how the lumberyard (Menards) is doing? Mr. Leipzig indicated he is in contact with them every week and they are indicating that they are still coming. They have told us they will start construction this summer and they are still on schedule with an opening for February 2016.

The next Planning Commission meeting is scheduled for April 20th.

ADJOURNMENT

Commissioner Finn moved to adjourn the meeting. The motion was seconded by Commissioner Crate. All members present voted in favor and the meeting adjourned at 8:08 p.m.

Jennifer Dutcher
Community Development Secretary