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

CALL TO ORDER

Chairman Holly Girgin called the meeting to order at 6:00 p.m.

ATTENDANCE

Commission: Chairman Holly Girgin, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson and Councilman Chet Trutzel.

Staff: Jay Leipzig, Community & Economic Director, Robert Cooper, City Planner, Megan McGuire, City Attorney, Jennifer Dutcher, Community Development Secretary, Zach Matteo, City Engineer and Bobby Sperry, Fire Marshal.

Absent: Commissioner Chris Christensen and Mayor Jeff Davis.

MINUTES

Commissioner Davila moved to approve the minutes of the November 2, 2015 Planning Commission meeting. Seconded by Commissioner Crate. All members present voted in favor and the motion carried.

DISCUSSION

Chairman Girgin announced the consideration of the special use permit to allow a used car sales business at 100 Electronics Parkway has been continued until December 7, 2015.

Mr. Cooper presented the staff report for the consideration of the Preliminary Plat approval for the Belton Gateway Phase 2 noting the project as a 30-acre commercial/retail development located west of 163rd Street and north of Turner Road. The City's future land use map identifies this area one of the city's major retail/commercial corridor and entry-way into the City of Belton. Retail stores, restaurants and hotels are a permitted use by-right in this commercial corridor. Access to the development will be from Markey Parkway, Turner Road and 163rd Street, with controlled signalized intersections. The 163rd Street roadway access alignment for Turner Road will be altered from its current alignment. The proposed access alignment will shift south approximately 340-lineal feet and line it up with an existing stub-out on 163rd Street. This will allow for roadway improvements to Turner Road, which includes an 80-foot right-of-way. The new commercial development will have a couple of areas dedicated on site for storm-water detention. There will be a drainage easement located along the 163rd Street frontage, between Turner Road and Markey Parkway, which will be used for rain-gardens full of wetland vegetation. The other 5.0-acre storm-water detention site will be located at the northwest section, to include stream mitigation Best Management Practices (BMP). Mr. Cooper stated staff supports a recommendation to approve the Preliminary Plat of the Belton Gateway Addition Unit 2.

Commissioner McDonough questioned the number of lanes for the 80' right of way along Turner Road. Mr. Matteo, City Engineer, indicated there will be three lanes, one of which is a middle turn lane.

Councilman Trutzel moved to approve the Preliminary Plat for Belton Gateway Unit 2, seconded by Commissioner Crate.

A vote on the motion to approve the Preliminary Plat for Belton Gateway Unit 2 was taken, and the following vote recorded:
Ayes: 7 – Chairman Holly Girgin, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson and Councilman Chet Trutzel.
Noes: 0 – None
Absent: 2 – Commissioner Chris Christensen and Mayor Davis
Motion carried.

Mr. Cooper presented the staff report for the consideration of the Final Plat approval for the Belton Gateway Unit 2 making note of the engineering comments pertaining to all stream mitigation BMP areas to be maintained privately and in perpetuity. Details on the maintenance of the BMPs are planned to be addressed in detail in a development agreement. Staff supports a recommendation to approve the Final Plat of Belton Gateway Addition, Unit 2.
Mrs. McGuire, City Attorney, questioned how each lot is going to be owned, if the developer potentially sold the lots, would the transfer of the development agreement clauses be passed onto the new owner of any sold tract. Dave Olson, representing Y Belton, LLC addressed this concern stating, the redevelopment agreement will legally describe the development area and will apply to the overall boundary of the redevelopment area and all the development agreement terms and conditions will transfer with each property. The development agreement is attached to the title of the entire piece of property. Mrs. McGuire stated she likes to see a transfer document that gets filed with the new owners of the lot acknowledging the receipt of the development agreement and the obligations that attach to the lot within the larger development.
Mrs. McGuire questioned when the development is fully built out, who is responsible for the maintenance of the detention ponds. Mr. Olson indicated the details are negotiated into the redevelopment agreement with a reciprocal easement agreement outlining the responsibility of lighting, landscaping, etc.

Councilman Trutzel moved to approve the Final Plat for Belton Gateway Unit 2, seconded by Commissioner Crate.

A vote on the motion to approve the Final Plat for Belton Gateway Unit 2 was taken, and the following vote recorded:
Ayes: 7 – Chairman Holly Girgin, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson and Councilman Chet Trutzel.
Noes: 0 – None
Absent: 2 – Commissioner Chris Christensen and Mayor Davis
Motion carried.

Mr. Cooper presented the staff report for the consideration of the Preliminary Development Plan approval for the Belton Gateway Unit 2 noting the developer indicates the design intent is to capture a new-style commercial shopping destination point. The site features must be reasonably compatible within the development, including signage materials or design and landscape location and design. In accordance with the city's trails master plan, the developer has agreed to dedicate a 10-foot trail easement (Hike & Bike Path) along the Markey Parkway right-of-way, which will tie into the Park's walking trails system along 163rd Street. Staff recommends the acceptance of the Preliminary Development Plan for the Belton Gateway Addition, Unit 2.

Councilman Trutzel moved to approve the Preliminary Development Plan for Belton Gateway Unit 2, seconded by Commissioner Thompson.

A vote on the motion to approve the Preliminary Development Plan for Belton Gateway Unit 2 was taken, and the following vote recorded:
Ayes: 7 – Chairman Holly Girgin, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson and Councilman Chet Trutzel.
Noes: 0 – None
Absent: 2 – Commissioner Chris Christensen and Mayor Davis
Motion carried.

Mr. Cooper presented the staff report for the consideration of a Final Development Plan approval for a 6,300-sq. ft. mixed-use commercial building, with a drive-thru Fazoli's restaurant, on Lot 3 of the Belton Gateway Addition, a 1.16-acre tract of land, addressed as 620-624 E. Markey Parkway. The building will have a maximum height of 22 feet with a general appearance of stucco, brick and cast stone mix. The transformer unit will be ground-mounted and screened from public view with vegetation. The gas-meter will be placed near the building wall and screened with landscaping. The primary access will be from Markey Parkway, immediately north and east of the Markey Parkway/163rd Street traffic signal. Pursuant to Section 40 of the Unified Development Code, no more than 40% of the lot can be coverage by structures. This development site as proposed has a lot coverage of 12.4%. Trees along the drive thru stacking lane will screen the electrical service panels. These service panels will be painted to blend with the color of the buildings.
Councilman Trutzel questioned what happens to the trees should they die or require replacement. Mr. Cooper stated the developer is required to place a 25% landscape escrow to be held by the City for two years, in the event they fail to replace landscaping. After two years of no landscaping issues, the City will release the landscape escrow.

Councilman Trutzel moved to approve the Final Development Plan for Lot 3 Belton Gateway, seconded by Commissioner Crate.

A vote on the motion to approve the Final Development Plan for Lot 3 Belton Gateway was taken, and the following vote recorded:
Ayes: 7 – Chairman Holly Girgin, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson and Councilman Chet Trutzel.
Noes: 0 – None
Absent: 2 – Commissioner Chris Christensen and Mayor Davis
Motion carried.

Mr. Matteo addressed the commission for the consideration of a final recommendation of the Capital Improvement Program (CIP), stating although there would be no formal presentation, he was available for questions and comments prior to voting. Mr. Matteo presented the commission the findings of the updated projects ranking and indicated staff will be bringing the findings to the next City Council regular session.

Commissioner Finn moved to approve the Final Recommendation of CIP Projects, seconded by Councilman Trutzel.

A vote on the motion to approve the Final Recommendation of CIP Projects was taken, and the following vote recorded:
Ayes: 7 – Chairman Holly Girgin, Commissioners Sally Davila, Tim McDonough, Ryan Finn, Chuck Crate, Larry Thompson and Councilman Chet Trutzel.
Noes: 0 – None
Absent: 2 – Commissioner Chris Christensen and Mayor Davis
Motion carried.

Mr. Leipzig gave the Directors report, stating the December 7th Planning Commission meeting will have the final discussion of the special use permit to allow used car sales at 100 Electronics Parkway. We also have an application and civil drawings for a Veterans Administration walk in clinic to be located behind the Texas Roadhouse and Freddy's will be submitting a Final Development Plan for review. Mr. Leipzig indicated with no additional agenda items, a cancellation of the December 21st Planning Commission meeting is warranted given the holiday season.

Commissioner McDonough questioned the visual aspects of the rear site lines of recent developments, stating the electrical panels are visible and very unsightly. Mr. Sperry indicated those very same items were discussed in the morning meeting and it has been requested the developer paint the metal box to match the color of the building, as they may also screen with shrubs and landscaping. Mr. Cooper reiterated the developer is aware of the additional landscaping and painting, staff is working with them for resolve.

ADJORNMENT
Commissioner Finn moved to adjourn the meeting. Seconded by Councilman Trutzel. All members present voted in favor and the meeting adjourned at 7:00 P.M.

Jennifer Dutcher
Community Development Secretary