

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
April 18, 2016**

CALL TO ORDER

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

ATTENDANCE

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

Staff: Jay Leipzig Community and Economic Development Director; Megan McGuire, City Attorney; Robert Cooper, City Planner; and Ann Keeton, Interim Community Development Administrative Assistant.

Absent: Commissioner Sally Davila

MINUTES

Commissioner Christensen moved to approve the March 21, 2016, Planning Commission meeting minutes. The motion was seconded by Commissioner Thompson. All members present voted in favor and the motion carried.

DISCUSSION – Future Land Use Map

Mr. Cooper presented information about proposed updates to the Future Land Use Map, which is currently being reviewed by the Future Land Use Map Committee. The map is being reevaluated by the Committee which is made up of Commissioners, City Staff, City Officials, and School District representatives. Mr. Cooper displayed a map showing eight focus areas the Committee has identified that may need modification. The criteria the Committee is using to evaluate the map and determine future needs was pointed out by Mr. Cooper, and that criteria included zoning, platting, stormwater detention / stream buffer areas, public utilities, traffic patterns / congestion, and vacant land areas. He went into detail about potential modifications in the eight study areas, which were identified as:

- Area 1: Cunningham Industrial Parkway between 58 Highway and Peculiar Drive,
- Area 2: Larkspur / Powell Parkway;
- Area 3: North Scott between 155th Street and E. North Avenue;
- Area 4: Site of the former Southview Golf Course;
- Area 5: Area east of Loch Lloyd and Holmes Road, south of 58 Highway
 - Discussed the type of development preferred on the property east of Loch Lloyd, and
 - Discussed annexation of property near Holmes Road;
- Area 6: North Cass Interchange between the Outer Road / I-49 and Mullen Road
 - Discussed a gas pipeline easement, and
 - Discussed the types of development that would be beneficial along the Outer Road;
- Area 7: East North Avenue between three-way intersection and Y Highway; and
- Area 8: Bel-Ray Place, including the east Outer Road from Transwest to 58 Highway
 - Mr. Leipzig reported an engineering firm will be conducting a traffic analysis study and making recommendations.

There was conversation about the appearance of several businesses along North Scott and it was mentioned by Mr. Leipzig that the next phase of the North Scott Corridor Plan will be to evaluate incentives along with a North

Scott Corridor guidebook. He announced that in July, a special joint meeting with the Planning Commission and the City Council will be scheduled to discuss the potential modifications to the Future Land Use Map.

DISCUSSION – New Applications for Retail Tobacco Stores

Mr. Cooper presented the staff report and initiated a discussion on changes to the Ordinance language pertaining to retail tobacco stores, specifically smoke shops, hookah bars, e-cigarette shops and vapor shops. He reported that a Resolution passed by the City Council has delayed acceptance and processing on new business applications. He presented a letter in which concerns were voiced from a local business owner about second-hand smoke from an adjoining vapor shop business. The current Ordinance language was provided by Mr. Cooper and he identified three vapor shops licensed by the City. He pointed out the separation requirement in the current Ordinance for retail tobacco stores and he emphasized the complaint received was specifically for a vapor shop. Mr. Leipzig reported that vapor shops could be dealt with the same as tobacco by adding additional provisions and restrictions to control vapor shop smells. Ms. McGuire stressed that the first steps will be to define e-cigarettes / vapor cigarettes and establish their toxicity / health concerns before regulating. It was pointed out in the letter that the vapor shop is near a business where children play and the question was asked, why the shop was approved at that location which is near a playground. Ms. McGuire went on to call attention to the differences between a retail shop selling products and a vapor lounge where the product is used. There was discussion about use and sale of products and ways the Code can be enforced. Mayor Davis added that similar issues are being discussed in neighboring Cass County cities. Mayor Davis recommended new business trends be identified early so the City can have legislation in place before problems occur. Other suggestions included using the term “nicotine” instead of “tobacco” to regulate, and partnering with a university medical expert to educate staff about safety issues the City should be regulating. Future steps that will be taken by staff to begin the process of changing the Ordinance language regarding hookah bars and vapor shops to include: define vapor shops and determine associated health risks by partnering with medical experts; change vapor bars / lounges from the “retail” designation; look at other City’s Ordinance language for examples; research articles in the Zoning Bulletin publication; utilize the Planners Advisory Service research team to gather information; and to contact the Missouri Municipal League to discover existing legislation.

DISCUSSION – Commercial Motor Vehicle Sales

Mr. Cooper introduced the next item of business which was a discussion regarding commercial motor vehicle sales. As an example, he presented a brief history of an application the City received for a Special Use Permit (SUP) to open a vehicle sales lot at 100 Electronic Parkway. He indicated the primary focus of discussion is the required size of the vehicle sale /display yard. The existing language requires the vehicle sales site to be at least an acre in size but does not address the display area size, according to Mr. Cooper. Commission members considered language changes to the motor vehicle sales Ordinance and it was recommended by Councilman Trutzel that vehicle sales lots should have frontage on main thoroughfares in the City. It was suggested by Mr. Leipzig that Internet Sales should also be examined and accounted for in the vehicle sales text amendments. In addition, Ms. McGuire reminded Commission members that safety is a primary factor when considering new regulations. To facilitate the creation of amendments to the Ordinance regarding Commercial Motor Vehicle Sales, staff will follow up by contacting the Planning Advisory Service for guidance; by looking at other City’s Ordinances for examples to determine which regulations would be applicable to the City of Belton; and including provisions for Internet motor vehicle sales.

DIRECTOR’S REPORT

Mr. Leipzig distributed an article from a magazine titled, “Doing the Right Thing - Ethics for the Commissioners.”

There will be a ribbon cutting for Briar Creek Villas on Cunningham Industrial Parkway, on April 19, 2016.

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. Commissioner Christensen seconded the motion. All members present voted in favor and the meeting adjourned at 7:18 p.m.

Ann Keeton
Interim Community Development
Administrative Assistant