

Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
September 20, 2010

CALL TO ORDER

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

ATTENDANCE

Commission: Chairman Girgin, Mayor Pro Tem Gary Lathrop, Commissioners Tim McDonough, Jeff Fletcher, Scott VonBehren, and Larry Thompson.
Staff: Jay Leipzig, Community Development Director; Robert Cooper, City Planner; Ann Keeton, Community Development Secretary.
Absent: Councilman Bobby Davidson and Commissioner Sally Davila

ELECTION OF OFFICERS

Commissioner Thompson moved to nominate Commissioner VonBehren as Vice-chairman of the Planning Commission. The motion was seconded by Commissioner Fletcher. All voted in favor and the motion carried. Commissioner VonBehren was elected Vice-chairman.

Commissioner VonBehren moved to nominate Holly Girgin as Chairman of the Planning Commission. Mayor Pro Tem Lathrop seconded the motion. All members voted in favor and the motion carried. Holly Girgin was elected Chairman

MINUTES

Commissioner VonBehren moved to approve the minutes of the August 16, 2010, Planning Commission meeting. The motion was seconded by Commissioner Thompson. All members voted in favor and the motion carried.

PUBLIC HEARING – SPECIAL USE PERMIT 215 LOCUST HILL ROAD

Chairman Girgin opened the public hearing at 7:04 p.m. This hearing was being held to receive public input regarding a special use permit application submitted by KCP&L to increase the height of a communication tower from 60-ft. to 90-ft. at 215 Locust Hill Road.

Ed Clemons, 1010 Industrial Drive, Pleasant Hill, MO spoke in favor of the special use permit. Mr. Clemons is an attorney representing KCP&L. He reported the tower site is the former Aquila Service Center. The special use permit request is to increase the height of the tower from 60-ft. to 90-ft. for company communications. He indicated it would improve contact with the employees in the field allowing them to better respond to the needs of the customer. He explained that more height is needed to reach the service trucks out in the country. The pole is in a light industrial zoning district according to Mr. Clemons. He pointed out features of the existing pole on photos provided in the agenda packet. He stated KCP&L will landscape around the base of the pole in any manner desired by the City. Mr. Clemons reported the tower will not be required to be lighted for aviation purposes. The tower will be lighted at the base as requested

by the City. He introduced Paul Moore with KCP& L who was present to answer questions and Mr. Clemons asked the Commission to consider recommending approval of the Special Use Permit.

Mr. Clemons stated the FAA required towers to be lighted if they are taller than 200-ft and the proposed tower will only be 90-ft. Mr. Cooper reported security lighting is required around the tower. The tower will be almost identical to the current tower according to Mr. Clemons.

As there was no further input Chairman Girgin closed the public hearing at 7:10 p.m.

Mr. Cooper told commission members that the aesthetics, lighting and landscaping requirements are the legal considerations that are outlined in the Municipal Code regulating communication towers. There is lighting onsite primarily in the parking lot and the setbacks exceed the minimum requirement. **Mayor Pro Tem Lathrop moved to recommend approval of the special use permit for an increase in height of a communication tower at 215 Locust Hill Road with the following conditions: 1) The applicant shall obtain a building permit prior to construction of the mono-pole; 2) The applicant shall obtain all other necessary permits as required by state and federal regulations.** The motion was seconded by Commissioner Thompson. When a vote was taken, the following was recorded: Ayes: 6 – Chairman Girgin, Mayor Pro Tem Lathrop, Commissioners McDonough, Fletcher, VonBehren and Thompson. Noes: none. Absent: 2 – Councilman Davidson and Commissioner Davila. The motion carried.

PUBLIC HEARING – AMENDING CITY ZONING MAP

Mr. Leipzig reported the Unified Development Code (UDC) has been approved and the next step in the process is to update the land use and zoning maps. The current zoning map will be updated with the new zoning districts from the UDC. The map colors will be changed to match the standardized colors used in city planning to designate land use. Other modifications to the zoning map include changing the Industrial designation to Manufacturing and the addition of a PR-Parks, Recreation and Public Use district. Mr. Cooper gave an explanation of the types of uses that might be found in the PR zoning district. It was suggested the size of the zoning map legend be enlarged.

Chairman Girgin opened the public hearing at 7:21 p.m. This hearing was being held to receive public input regarding amendments to the City zoning map. There was no public input and Chairman Girgin closed the public hearing at 7:21 p.m.

Commissioner Thompson moved to recommend approval of the amendments to the City zoning map. Commissioner Fletcher seconded the motion. When a vote was taken, the following was recorded: Ayes: 6 – Chairman Girgin, Mayor Pro Tem Lathrop, Commissioners McDonough, Fletcher, VonBehren, and Thompson. Noes: none. Absent: 2 – Councilman Davidson and Commissioner Davila. The motion carried.

DIRECTOR'S REPORT

Mr. Leipzig gave a report on the status of the residential care center ordinance.

The Site Plan Review Committee will be meeting to discuss a proposed grocery store project and the project will be brought to the Planning Commission at the October 4, 2010 meeting.

Mr. Cooper provided information about a special use permit application for a car sales lot at 300 N. Scott which will come before the Commission at the October 4, 2010 meeting. There was a brief discussion about the location of the proposed car lot on N. Scott.

ADJOURNMENT

Commissioner VonBehren moved to adjourn the meeting. Commissioner Thompson seconded the motion. All members voted in favor and the meeting adjourned at 7:30 p.m.

Ann Keeton
Community Development Secretary