

Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
February 7, 2011

CALL TO ORDER

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

ATTENDANCE

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

MINUTES

Councilman Davidson moved to approve the minutes of the December 6, 2010, Planning Commission meeting. Commissioner VonBehren seconded the motion. All Commissioners present voted in favor and the motion carried.

CASES – PLAT OF VACATION FOR SUNRISE GARDENS

Mr. Leipzig introduced the plat of vacation for the Sunrise Gardens subdivision. He reported the zoning will not change if the vacation is approved.

Mr. Cooper presented the staff report. The application to vacate all utility easements, street rights-of-way, and lot lines was submitted by the Bank of Lee's Summit. Excluded from the vacation is a 20-ft. utility easement. The sanitary sewer lift station that serves the Autumn Ridge Subdivision is located in that 20-ft. utility easement. According to Mr. Cooper the applicant would like to market the property in hopes of attracting new development to the area.

COMMISSION DISCUSSION

Mr. Cooper answered questions about the zoning on the property. Mayor Pro Tem Lathrop initiated a discussion about existing right-of-way along Cambridge and Mullen Roads dedicated to future road widening. He recommended the dedicated right-of-way should not be vacated. Mr. Leipzig suggested that when the plat is vacated, the Bank of Lee's Summit should be encouraged to dedicate the right-of-way necessary for the widening of the roadway. **Mayor Pro Tem Lathrop moved to keep the existing right-of-way dedicated for future road widening.** Councilman Davidson seconded the motion.

There were questions about the owner's intentions regarding the property's R-1 (Single-Family Residential) zoning. Rick Kehr, representing the Bank of Lee's Summit, reported the Bank plans

to hold the land until an acceptable buyer/developer has been found. He said if the vacation is approved, the Bank plans on “not doing anything right now.” He went on to say that at the appropriate time the property will be marketed, and right now there are no plans to ask for the property to be rezoned.

Mr. Kehr was asked about the Bank’s plans for maintenance of the property during the summer. Mr. Kehr reported the property will be mowed and not farmed, as was done last year. Any issues relating to the property will be addressed immediately according to Mr. Kehr.

Mr. Leipzig advised that a formal motion would not be needed to make the modifications to the vacation application so no vote was taken on the earlier motion. The modification will become part of the recommendation to the City Council. **Councilman Davidson moved to recommend approval of the vacation of all recorded easements, street rights-of-way, and lot lines, with the exception of the sanitary sewer lift station and associated 20-ft. sanitary sewer easement, and the existing 50-feet of right-of way along Cambridge and Mullen Roads which is dedicated for future roadway widening, as depicted in “Exhibit A” (attached) for a 68.7 acre tract of land located north of Cambridge Road and west of Mullen Road.** Commissioner VonBehren seconded the motion. When a vote was taken, the following was recorded: Ayes: 7 – Chairman Girgin, Mayor Pro Tem Lathrop, Councilman Davidson, Commissioners McDonough, Fletcher, VonBehren and Thompson. Noes: none. Absent: 2 – Commissioners Davila and Van Eaton. The motion carried.

PUBLIC WORKS STRATEGIC PLAN

Mr. Leipzig reported the Public Works Strategic Plan was initiated by Jeff Fisher, Public Works Director, and was recently endorsed by the City Council. Mr. Leipzig categorized it as a great plan with high standards for the Public Works Department. The goals in the Strategic Plan will be updated yearly.

It was reported the plan was endorsed by the Council but funding is not currently available for two items and those were, the equipment replacement program and accreditation from the American Public Works Association (APWA). Mr. Leipzig gave a brief summary of the APWA certification program which he said is a standard of excellence used to measure public works departments across the county. He asked that staff be contacted with any comments or concerns regarding the Strategic Plan.

REVIEW OF THE 2010 COMMISSION ACTIVITIES & PRIORITY ITEMS FOR 2011

Mr. Leipzig reported the Commission had a busy year and he mentioned the Unified Development Code (UDC) and the Zoning Map as significant accomplishments during 2010.

Priority items for 2011 include:

- An update of the Future Land Use Map
- Final edits of the UDC.
- The Downtown Belton Main Street, Inc. group to begin revitalization activities in the downtown area.
- Staff is looking into the development of a voluntary code enforcement program.
- Developing design guidelines for North Scott and the downtown area.

Leipzig spoke of the benefits of a Future Land Use Map update, and he categorized the map as a great economic development tool.

There was a brief discussion about Heart n' Hand Ministry's compliance with the conditions of their special use permit. It was reported that staff has only had one complaint about parking issues but overall things have been going well. Mayor Pro Tem Lathrop reported that he has only received one call on a storage trailer.

DIRECTOR'S REPORT

Mr. Leipzig is working with the City Attorney's office to expedite the renewal process for Special Use Permit applications that require a review/renewal in one year. If there are no problems or complaints associated with a special use permit, staff would like to make a recommendation to the Commission to renew, without going through a formal process and holding another public hearing. There was discussion about possible ways this process could be accomplished and Mr. Leipzig suggested a process similar to the City Council consent agenda.

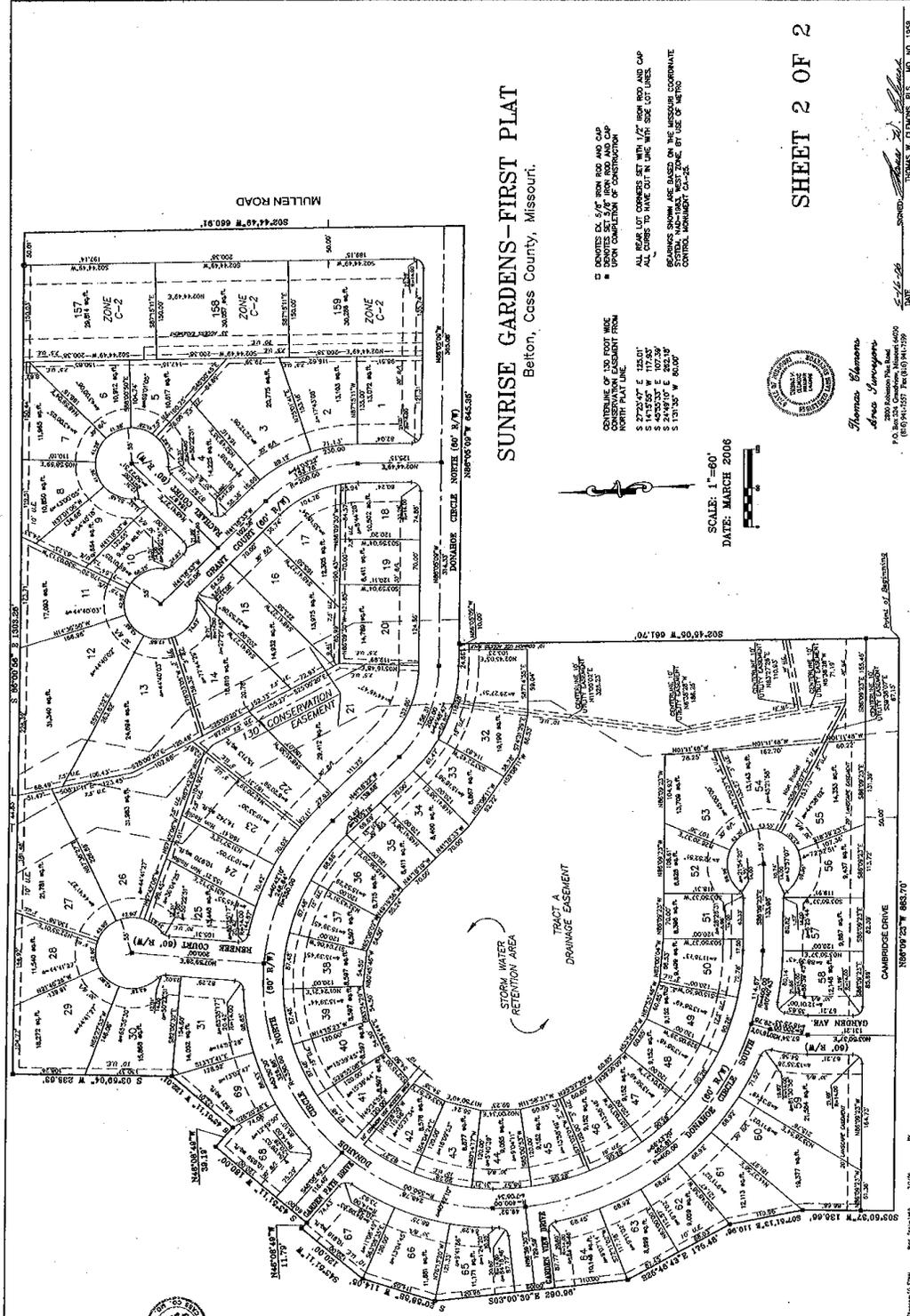
It was reported that ongoing parking issues at a local sign business appear to have been resolved.

ADJOURNMENT

Mayor Pro Tem Lathrop moved to adjourn the meeting. Commissioner VonBehren seconded the motion. All members present voted in favor and the meeting adjourned at 7:35 p.m.

Ann Keeton
Community Development Secretary

EXHIBIT 'A'



SUNRISE GARDENS—FIRST PLAT
 Belton, Cass County, Missouri.

□ INDICATES 6" OR 8" DIA. MAN HOLES AND CAP
 ■ INDICATES SET 3/4" DIA. MAN HOLES AND CAP
 UPON COMPLETION OF CONSTRUCTION
 ALL BEAR LOT CORNERS SET WITH 1/4" BORN ROD AND CAP
 ALL CORNERS TO HAVE CUT IN LINE WITH SIDE LOT LINES
 BEARING BEHIND ARE BASED ON THE PROPOSED APPROPRIATE
 SYSTEM AND SHALL BE SET WITHIN THE ZONE OF CONTROL
 CONTROL MONUMENT C-2-2

CONTINUE OF 130 FOOT WIDE
 NORTH PLAT LINES
 S 27°25'17" E 125.00'
 S 74°25'57" E 117.83'
 S 63°02'37" E 202.39'
 S 70°25'25" W 80.00'

SCALE: 1"=60'
 DATE: MARCH 2006



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