

Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
April 4, 2011

CALL TO ORDER

Chairman Holly Girgin called the meeting to order at 7:03 p.m.

ATTENDANCE

Commission: Chairman Girgin, Mayor Pro Tem Gary Lathrop, Councilman Bobby Davidson, Commissioners Sally Davila (7:06 p.m.), Tim McDonough, Jeff Fletcher, Scott VonBehren, Mike Van Eaton, and Larry Thompson.

Staff: Jay Leipzig, Community Development Director; Jason Webb, Fire Marshal; Robert Cooper, City Planner; and Ann Keeton, Community Development Secretary.

MINUTES

Councilman Davidson moved to approve the minutes of the March 7, 2011, Planning Commission meeting. Mayor Pro Tem Lathrop seconded the motion. All members present voted in favor, and the motion carried.

PUBLIC HEARING

Mr. Leipzig reported the Commission will not consider a request for a zone change from A to R-3/PUD for a 151 acre property located east of Holmes Road and north of Highway 58 at tonight's meeting. The applicant will instead be presenting an overview / concept plan for consideration, but the Commission will not be making a recommendation at this meeting.

Mr. Cooper presented a summary of the proposed concept plan and he provided details about the large scale retirement / assisted living facility with amenities. Review items included traffic flow, access, and environmental matters. It was reported the site will have access to Holmes Road, which is a major arterial street. An explanation of the purpose of a Planned Unit Development was given by Mr. Cooper. Staff generally supports the concept plan but will need a site development plan to review the details according to Mr. Cooper. He pointed out there are two comments included in the staff report from the city engineer regarding existing sanitary sewer and water connections in the area. Also included in the staff report was a list of submittal requirements for a preliminary development plan.

Chairman Girgin opened the public hearing at 7:13 p.m. This hearing was being held to receive public input regarding a zone change from A to R-3/PUD for a 151.7 acres located on the east side of State Highway D (Holmes Road) and north of Highway 58.

Pat Stiles, 901 Bernard Drive, Belton, Missouri, acquainted Commission members with details of the concept plan for the proposed retirement community and associated amenities. According to Ms. Stiles the services and amenities that will be available at the development include a lake,

small golf course, a staffed concession area, park, walking trails, amphitheatre, and there will be concerts.

She reported the development will be named “Camelot” and the buildings / houses will be built to fit in with the Camelot theme. She identified 151st and Mission, Kansas as having the style of homes that will be built in the proposed development. She indicated the homes will be primarily two-bedroom and approximately 2,000 square feet. Ms. Stiles announced the development will include a nursing home, Alzheimer’s unit, assisted living and single-family homes for seniors. It was reported by Ms. Stiles, that she would also like to locate a hospital on the property.

Ms. Stiles announced that the original concept plan included townhomes, but she will be replacing those with patio homes and she stated her belief that senior citizens will not want homes with stairs. She went on to tell about other amenities she would like to incorporate in the development including restaurants, a banquet room, retail shops, and swimming pools. Ms. Stiles emphasized that she would like this to be a quality project. She identified two builders that she may select to work on the construction portion of the project. She reported the estimated cost of a home to be \$350,000 with a maximum price of \$500,000. The general contractor for the central building will be selected from experienced builders by Ms. Stiles. She indicated that she will build some of the homes, but will also consider selling some lots to qualified builders. She went on to say there will be more than one builder for the development construction projects. When lots are sold to various builders, those builders will be required to follow the building specifications set for the development according to Ms. Stiles.

The centrally located senior building will be four-stories in height, and Ms. Stiles reported the City fire department has the equipment to protect a building of that height

There were no additional public comments so Chairman Girgin closed the public hearing at 7:33 p.m.

Ms. Stiles stated Dan Quinn with Quinn Real Estate and Ms. Stiles’ son will be involved in the development / construction project. She went on to say she is working with two companies on a feasibility study.

Councilman Davidson and Mayor Pro Tem Lathrop complimented Ms. Stiles on the existing Carnegie Village project with which she was associated. They also remarked favorably on the concept plan being discussed tonight and indicated they looked forward to receiving more information about the project.

SPECIAL USE PERMIT RENEWAL - 814 N. SCOTT

Mr. Cooper reported that during a Commission meeting on March 7, 2011, action on the special use permit (SUP) renewal application was tabled to allow the applicant time to work on a new parking plan. He stated the applicant was contacted in writing and by phone of the need to submit the new parking plan, but a revised plan has not been received. He reported that if the Commission would like to table review of the SUP renewal, the following conditions should apply: 1) Establish a deadline for the submittal of a new parking plan and, 2) Allow Van City to continue operating under the current business license with an expired SUP. There was a question

about whether the applicant was in the process of purchasing the building where Van City is currently located. It was reported that staff has no further information regarding the applicant's effort to purchase the building. **Councilman Davidson moved to postpone consideration of the renewal of SUP09-20 with the following conditions: 1) Establish a deadline for the submittal of a new parking plan; 2) Allow Van City to continue operating under the current business license with an expired SUP.** It was acknowledged that without receipt of the revised parking plan by the deadline, staff will begin the process to revoke the business license. When a vote was taken, the following was recorded: Ayes: 9 – Chairman Girgin, Mayor Pro Tem Lathrop, Councilman Davidson, Commissioners Davila, McDonough, Fletcher, VonBehren, Van Eaton, and Thompson. Noes: none. Absent: none. The motion carried.

UNIFIED DEVELOPMENT CODE (UDC) UPDATE

Mr. Leipzig reported the UDC is currently in codification with the Municipal Code Corporation. Proposed UDC changes were provided to the Commission for review and those changes were from Chapters 2, Definitions; 10, Agricultural and Residential Zoning Districts; 11, Commercial, Manufacturing & Public Use Zoning Districts; 14, Landscaping & Screening; and 15, Use Specific Standards-Residential and Commercial. According to Mr. Leipzig these changes are extensive but the data is basically the same information the Commission reviewed previously, only it has been moved to different locations in the UDC. He went over a few of the changes with Commission members. Councilman Davidson asked staff to make certain the UDC is clear on the definition of manufactured homes and where they can be located. Mr. Leipzig will review the UDC sections referring to manufactured home/parks and associated definitions with the city attorney.

DIRECTOR'S REPORT

Mr. Leipzig reported the SUP applicant at 300 N. Scott has until April 27 to comply with the conditions of approval. Mr. Webb reported he has talked to this applicant recently regarding the hydrant and bollards to be installed at the site. Additionally, the Code Enforcement division is issuing notices/tickets for code violations on some properties located on North Scott.

There was discussion about a business that has an excessive number of signs on their building. It was stated that only a certain percentage of a building can be covered with signage. Mr. Cooper reported that staff will notify the business about the sign code requirements.

Staff was asked to look at some handmade signs located at a local car repair business to see if those signs meet the City code requirements.

Staff was also asked to look at an overhanging roof that appears to be collapsing at a plumbing business on North Scott.

It was reported by Mr. Leipzig that a land disturbance permit has been issued for Crossroads at Belton. This is the site where the new Price Chopper will be built.

The Y Highway improvement project is "moving along" according to Mr. Leipzig, and staff is trying to coordinate the road improvements with the Crossroads project simultaneously.

The public improvement plan reviews for Price Chopper are finished and the construction drawings will be submitted to the City later this week. He reported that Y Highway will become four-lane with a turn lane. Mr. Leipzig will schedule a representative from Missouri Department of Transportation or from the City engineering department to report to the Commission about the Y Highway widening project.

Commissioner VonBehren reported that he attended the developers / contractors open house at the Annex. He said the open house was educational and well attended. He complimented staff for organizing the event.

Mr. Leipzig reported he does not have any new information about the Boardwalk of Belton development. If the site design substantially changes, the plan will have to go back to the Planning Commission for approval.

ADJOURNMENT

Councilman Davidson moved to adjourn the meeting and was seconded by Commissioner Van Eaton. All members voted in favor and the meeting adjourned at 7:58 p.m.

Ann Keeton
Community Development Secretary