

Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
May 2, 2011

**CALL TO ORDER**

Chairman Holly Girgin called the meeting to order at 7:00 p.m.

**ATTENDANCE**

Commission: Chairman Girgin, Councilman Bobby Davidson, Commissioners Tim McDonough, Scott VonBehren, Mike Van Eaton, and Larry Thompson.

Staff: Brad Foster, Assistant City Manager; Jay Leipzig, Community Development Director; Robert Cooper, City Planner; and Ann Keeton, Community Development Secretary.

Absent: Mayor Pro Tem Lathrop and Commissioners Sally Davila and Jeff Fletcher.

**MINUTES**

Commissioner VonBehren moved to approve the minutes of the April 18, 2011, Planning Commission meeting. The motion was seconded by Councilman Davidson. All members present voted in favor, and the motion carried.

**CAPITAL IMPROVEMENT PLAN (CIP)**

Mr. Foster identified a few of the projects from the CIP that will begin in 2011.

STREET

- 1) *Y-Highway between 58 Highway and Turner Road* – Missouri Department of Transportation is reviewing the bids. The bids came in under the engineer's estimate. Improvements should begin in May / June and be completed by the end of the year.
- 2) *Mullen Road from SE corner of Hy-Vee south to the railroad tracks* – Road will be widened.
- 3) *Street maintenance* – Streets will be resurfaced throughout the city. Streets to be resurfaced were chosen based on a street classification study.
- 4) *Markey Parkway TDD* – This project will not take place this year but is being considered. This project is to construct Markey Parkway from the termination point south of Y Highway to Mullen Road by Home Depot.

POLLUTION CONTROL

- 1) *CIPP rehab and manhole lining* – Improvements to the sewer system for Basin #11, which is downstream of Hargis Lake. This should improve conditions upstream in the Hargis Lake area.

WATER

- 1) *Alternate Water Source* – Looking at Johnson County, Kansas Water District No. 1 as an alternate water source, and discussing improvements that could be made by Kansas City to increase the amount of water that Belton could purchase.

Mr. Foster reported that traffic will remain open during the Y Highway improvements. Commissioner Thompson moved to recommend approval of the Capital Improvement Plan. The motion was seconded by Commissioner VonBehren. When a vote was taken, the following was recorded: Ayes: 6 – Chairman Girgin, Councilman Davidson, Commissioners McDonough, VonBehren, Van Eaton, and Thompson. Noes: none. Absent: 3 – Mayor Pro Tem Lathrop and Commissioners Davila and Fletcher. The motion carried.

### **PUBLIC HEARING – Amend the Unified Development Code**

Mr. Leipzig reported a memo containing recommended amendments to Chapters 2, 10, 11, 14, and 15 of the Unified Development Code (UDC) was presented during the April 4, 2011 Commission meeting. He classified the changes as “housekeeping items” that had previously been approved but need to be cleaned up.

Chairman Girgin opened the public hearing at 7:12 p.m. There was no public input so Chairman Girgin closed the public hearing at 7:12 p.m.

Councilman Davidson moved to recommend approval of the amendments to Chapters 2, 10, 11, 14, and 15 of the Unified Development Code. Commissioner VonBehren seconded the motion. When a vote was taken, the following was recorded: Ayes: 6 – Chairman Girgin, Councilman Davidson, Commissioners McDonough, VonBehren, Van Eaton, and Thompson. Noes: none. Absent: 3 – Mayor Pro Tem Lathrop and Commissioners Davila and Fletcher. The motion carried.

### **DIRECTOR’S REPORT**

Mr. Leipzig reported a groundbreaking was held last week for the new Crossroads at Belton / Price Chopper development. The construction documents are being reviewed and should be finished this week. He added the new Price Chopper should be completed at approximately the same time as the Y Highway improvements. Mr. Leipzig informed Commission members that Price Chopper is actively recruiting potential businesses for the new development.

The plans for the Research Belton Hospital expansion will be submitted to the City next week according to Mr. Leipzig.

It was reported by Mr. Leipzig the meeting scheduled for May 16, may be canceled because there are currently no action items on the agenda for that evening.

### **ADJOURNMENT**

Councilman Davidson moved to adjourn the meeting. The motion was seconded by Commissioner VonBehren. All voted in favor and the meeting adjourned at 7:18 p.m.

Ann Keeton  
Community Development Secretary