

Minutes of Meeting  
Belton Planning Commission  
City Hall Annex – 520 Main Street  
February 2, 2009

CALL TO ORDER: Chairman Paul Myers called the meeting to order at 7 p.m.

ATTENDANCE:

Commission: Chairman Myers, Mayor Pro Tem Gary Lathrop, Councilman Bobby Davidson, Commissioners Sally Davila, Tim McDonough, Holly Girgin, Scott VonBehren, Roger Horne, and Larry Thompson.

Staff: Jay Leipzig, Director of Community Planning and Development; Robert Cooper, City Planner; and Ann Keeton, Community Development Secretary.

MINUTES: Commissioner Horne moved to approve the minutes of the January 12, 2009, planning commission meeting. Commissioner Girgin seconded the motion. All voted in favor and the motion carried.

CASE #PP09-02:

Chairman Myers introduced case #PP09-02, which was consideration of a preliminary plat for Autumn Valley Subdivision.

Mr. Leipzig pointed out the location of Autumn Valley and several neighboring subdivisions on a vicinity map.

During the staff report, Mr. Cooper went into detail identifying several features surrounding Autumn Valley on the map. He explained that the area is a mix of residential zoning districts. A description of the proposed apartment complex including the size, number of buildings, parking spaces, and subdivision access points was given by Mr. Cooper. He reported that the stormwater detention facilities will be maintained by the property owner.

Mr. Cooper reported that the preliminary plat submittal has complied with all the minimum requirements except the proposed use does not conform to the Future Land Use Map of the Comprehensive Plan. That plan identifies the area as single-family residential. Mr. Cooper indicated that staff believes the area was changed to multi-family in 1986 as part of the rezoning for Markey Meadows Subdivision, but the Comprehensive Plan was never updated to reflect that change. The property was already zoned multi-family residential when the developer purchased the land.

It was explained by Mr. Cooper that the zoning ordinance has a section (Appendix B) regulating multi-family developments. Requirements in Appendix B include a preliminary site development plan to be reviewed by a committee appointed by the planning commission chairman. That

committee is to be identified as the site development plan review committee. Mr. Cooper reported the site development plan requirements are listed in the commission agenda packet. The site development plan requirements are designed to protect the city and the developer according to Mr. Cooper. He went on to say that after the review of the plan has been completed by the committee, it will return to the commission for final approval.

Mr. Cooper explained that the developer was not required to rezone the property because it was already zoned R-3 (Multi-family Residential) and most of the housing in that area is multi-family. Chairman Myers explained the function of the site development plan review committee. He endorsed the committee process and stated it should benefit the city and developers. He made it clear that the documents in the agenda packet are the preliminary / rough draft copies, to be refined by the developer and committee before returning to the commission. Mr. Leipzig mentioned that Appendix B was adopted in 1993.

Chairman Myers recognized Mark Klinkenberg, 612 Meadow Lane, Raymore, MO as a spokesperson for the developers. Mr. Klinkenberg called attention to several features of the Autumn Valley preliminary plat. Details provided by Mr. Klinkenberg regarding the Autumn Valley preliminary plat were:

- Fourteen apartment buildings
- Seven 3-story buildings
- Seven 2-story buildings
- Two bedroom, two bath units – 75%
- One bedroom, one bath units – 25%
- Laundry facilities
- Façade to be stone, stucco, brick with concrete lap siding
- Twenty-five year composite roofs

He reported there will be four phases with one phase to be built each year.

Mr. Klinkenberg informed commissioners there is to be a trail system around the perimeter of the development. Dan Walberg, one of the developers of the project, explained that they anticipated constructing a walking trail in the northern part of the property. He went on to say that its design will be dependent on the engineering for that portion of the property, as it relates to the water that flows through that area. Mr. Walberg is hopeful that many of the existing trees will remain. He indicated that he is looking forward to working with the site plan review committee. The west side of the site will be the first phase of the project according to Mr. Walberg. He gave an estimate of possible rental rates for each type of apartment unit. Mr. Walberg expressed his expectation at being able to provide housing for employees of nearby area businesses. Mr. Klinkenberg added that the construction costs have not been finalized so the rental rate estimates may be different than those stated earlier. Mr. Walberg said the developers will remain owners of the finished apartments.

Chairman Myers appointed the site plan development committee and those appointees are Commissioners Thompson, VonBehren, and McDonough, along with Chairman Myers. Mr. Leipzig explained that other communities utilize a site plan development review committee on development projects, and when everyone (committee, staff and developer) works together, a better product comes out of the process.

**Councilman Davidson moved to approve the Autumn Valley preliminary plat with the following condition: a site development plan in accordance with the requirements listed in the planning commission agenda (2/2/09) shall be submitted to the planning commission for approval prior to the submittal of a final plat.** Mayor Pro Tem Lathrop seconded the motion. When a vote was taken, the following was recorded: Ayes: 9 – Chairman Myers, Mayor Pro Tem Lathrop, Councilman Davidson, Commissioners Davila, McDonough, Girgin, VonBehren, Horne and Thompson. Noes: none. Absent: none. The motion carried.

**DIRECTOR’S REPORT:**

Mr. Leipzig reported that the Boardwalk at Belton and the Southtowne TIFs were approved recently by the TIF Commission and will go to the City Council in the future.

Increasing the height restriction for C-2 zoning districts was approved by the City Council.

The second meeting in February falls on a city holiday so the next commission meeting will be held March 2.

**ADJOURNMENT:**

Councilman Davidson moved to adjourn the meeting. Commissioner VonBehren seconded the motion. All voted in favor and the meeting adjourned at 7:33 p.m.

Ann Keeton  
Community Development Secretary