

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main  
October 15, 2012**

**CALL TO ORDER**

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

**ATTENDANCE**

Commission: Chairman Girgin, Mayor Pro Tem Lathrop, Councilman Von Behren, Commissioners Tim McDonough, Jeff Fletcher, and Chris Christensen.

Staff: Jay Leipzig, Community Development Director; Ben McCabe, City Engineer; Robert Cooper, City Planner; and Ann Keeton, Community Development Secretary.

Absent: Commissioners Sally Davila, Mike Van Eaton and Larry Thompson.

**MINUTES**

Councilman Von Behren moved to approve the meeting minutes of the October 1, 2012, Commission meeting. Commissioner Fletcher seconded the motion. All members present voted in favor, and the motion carried.

**RECOMMENDATIONS**

It was reported by Mr. Leipzig that consideration of a preliminary plat and a preliminary development plan for Y Highway Commercial will be continued until the November 5, 2012, meeting while solutions to various review comments are being resolved.

**RE-PLAT -Spanish Villa South 2<sup>nd</sup> Plat**

Mr. Cooper explained the City is required by the Corps of Engineers to acquire a portion of the downstream property associated with the Cleveland Lake project. The re-plat will separate the parcel into two properties, of which one will be owned by the City. Mr. Cooper described the location of the property and in what ways the property can be used. Mayor Pro Tem Lathrop moved to recommend approval of the final plat for Spanish Villa South, 2<sup>nd</sup> Plat. The motion was seconded by Councilman Von Behren. When a vote was taken, the following was recorded, Ayes: 6 - Chairman Girgin, Mayor Pro Tem Lathrop, Councilman Von Behren, Commissioners McDonough, Fletcher and Christensen. Noes: none. Absent: 3 - Commissioners Davila, Van Eaton and Thompson. The motion carried.

**SITE PLAN - Jack in the Box**

Mr. Cooper pointed out the location of the proposed Jack in the Box in the Cedar Tree shopping center and various elements of the site plan. He reported that two additional lots were created within the development to revitalize the shopping center. A description of the building size, exterior materials, access and parking changes was given by Mr. Cooper. There was a brief discussion about whether the building will have ledge stone, and Mr. Leipzig reported the

building will be identical to the **Lee's** Summit restaurant. Additional information was related about the proposed signage, landscaping, the drive-through, and menu board. Mr. Cooper reviewed engineering staff comments regarding storm water runoff and the private storm sewer system. Councilman Von Behren moved to recommend approval of the site plan for the Jack in the Box restaurant located in Cedar Tree Shopping Center. Commissioner Christensen seconded the motion. When a vote was taken, the following was recorded, Ayes: 6 - Chairman Girgin, Mayor Pro Tem Lathrop, Councilman Von Behren, Commissioners McDonough, Fletcher and Christensen. Noes: none. Absent: 3 - Commissioners Davila, Van Eaton and Thompson. The motion carried.

### **CAPITAL IMPROVEMENT PROGRAM (CIP)**

Ben McCabe, City Engineer, was present to discuss the five-year plan and explain recent enhancements to the CIP document.

Storm Water: Mr. McCabe reported that some Storm Water Master Plan projects are incorporated in the CIP, with the expectation that some modifications will have to be made after funding sources are determined.

Water: Currently discussing City water needs. The majority of water breaks during the past year were due to old cast iron pipes.

Wastewater: Improvements required at the plant are driven by federal and state environmental requirements. City is working on the reduction of storm water infiltrating the sanitary sewer.

Transportation: Markey Parkway will be extended 900 ft. and should be completed in December. Funds were received from MARC for road improvements at 155<sup>th</sup> east from the outer road to either Harris or Kentucky. The City is working with multiple groups for funding improvements west on 155<sup>th</sup> Street, and MoDOT will be working on a bridge replacement.

Mayor Pro Tem Lathrop moved to recommend approval of the Capital Improvement Program. Councilman Von Behren seconded the motion. When a vote was taken, the following was recorded, Ayes: 6 - Chairman Girgin, Mayor Pro Tem Lathrop, Councilman Von Behren, Commissioners McDonough, Fletcher and Christensen. Noes: none. Absent: 3 - Commissioners Davila, Van Eaton and Thompson. The motion carried.

### **DISCUSSION - Solar Ready KC**

Mr. Leipzig presented an overview of the Solar Ready Kansas City Initiative which he said is a Mid-America Regional Council (MARC) program in partnership with a consortium of cities and counties to refine the codes and processes to accommodate solar energy. The consortium will be looking at current codes to create best management practices for solar energy. He gave an explanation of the significance of becoming part of the consortium and emphasized the City can still revise **Belton's** Ordinance / Codes. He mentioned some neighboring cities that are participating in the partnership. It was reported the regulations for other alternative energy sources will also be changed and adapted by the group. Commission members asked questions and voiced concerns about duration of grant revenue, language in a sample resolution, and costs, if any, to participate. Mr. Leipzig stated there is no cost to participate. Commissioner Christensen mentioned the school district is exploring solar energy for school buildings. Mr. Leipzig expressed hope that the standardized requirements will result in improvements for the

permitting and planning process. Mr. Leipzig gave a brief explanation of the current solar regulations in the Unified Development Code (UDC). He indicated these guidelines are not standardized throughout the region but this initiative should help create a forum where cities could work together to develop a uniform process.

#### **DIRECTOR'S REPORT**

Mr. Leipzig distributed information about proposed updates to the current manufactured home regulations for mobile homes and mobile home parks.

It was reported by Mr. Leipzig that 71 Highway will become I-49 in December. Some properties along South 71 Highway have addresses that will need to be changed as a result of the highway name change. Several addressing options will be presented at the next meeting.

The Y Highway Commercial preliminary plat and development plan will be presented at the next meeting along with the mobile home park regulations.

#### **ADJOURNMENT**

Mayor Pro Tem Lathrop moved to adjourn the meeting. Councilman Von Behren seconded the motion. All members present voted in favor and the meeting adjourned at 7:36 p.m.

Ann Keeton  
Community Development Secretary