

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
November 5, 2012**

**CALL TO ORDER**

Vice-chairman Jeff Fletcher called the meeting to order at 7:00 p.m.

**ATTENDANCE**

Commission: Vice-chairman Fletcher, Mayor Pro Tem Gary Lathrop, Councilman Scott Von Behren, Commissioners Sally Davila, Tim McDonough, Chris Christensen, and Larry Thompson.

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

Absent: Chairman Holly Girgin and Commissioner Mike Van Eaton.

**MINUTES**

Commissioner Thompson moved to approve the minutes of the October 15, 2012, Planning Commission meeting. Councilman Von Behren seconded the motion. All members present voted in favor and the motion carried.

**PUBLIC HEARINGS**

Vice-chairman Fletcher opened the first public hearing at 7:01 p.m. This hearing which was being held to receive public input regarding a Special Use Permit (SUP) to allow a digital monument sign to be located at 100 N. Chestnut.

Josh Burnett, 309 N. Cleveland, Belton, Missouri, and Sampson Coble, 7682 Crown Park, Belton, Missouri, were present to speak in favor of the digital sign. Mr. Burnett reported the digital sign will be a full-color sign and an example was distributed to the commission members.

Mr. Cooper presented the staff report which included the location of the **applicant's** business and surrounding land uses. A description of the overall monument sign and the digital portion was given by Mr. Cooper. He announced the Board of Zoning Adjustment approved a variance to the sign height at a meeting on October 22, 2012, and they restricted the sign height to a maximum of 7-ft. 6-in. According to Mr. Cooper the surrounding area is zoned for commercial uses and it appears there will be no adverse effect to residential properties. He went on to report the monument sign could help reduce temporary sign code violations at the site, and the sign is consistent with other commercial signs in the area.

There was discussion and questions about the square footage of the proposed sign and the size of the digital section of the sign. Mr. Cooper reported the size of the digital part of the monument sign cannot be changed because it is a standard manufactured size. Additional questions were asked about whether the digital portion of the sign will **"stick out"** a great deal on each side of the

monument sign. According to Mr. Cooper the digital sign will extend beyond the sides to some extent, and the sign message will follow City Code as to the minimum duration allowed. The applicant, Mr. Burnett, confirmed they would not put tires and rims out on the corner for display anymore and the electronic monument sign would replace an existing sign. As there was no further public input, Vice-chairman Fletcher closed the public hearing at 7:15 p.m. Mayor Pro Tem Lathrop moved to approve the Special Use Permit to allow a digital sign to be located at 100 N. Chestnut, with the following condition: 1) The applicant shall comply with all the requirements as outlined in Section 30-9 of the Unified Development Code. The motion was seconded by Commissioner Christensen. When a vote was taken, the following was recorded: Ayes: 7 - Vice-chairman Fletcher, Mayor Pro Tem Lathrop, Councilman Von Behren, Commissioners Davila, McDonough, Christensen and Thompson. Noes: none. Absent: 2 - Chairman Girgin and Commissioner Van Eaton. The motion carried.

The second scheduled public hearing was consideration of a Special Use Permit for a digital billboard sign at 8009 E. 171<sup>st</sup> Street. It was reported by Mr. Leipzig the public hearing would be continued to the November 19, 2012, meeting because City staff is still collecting information from the applicant.

#### **FINAL PLAT - 17327 S. 71 Highway**

Mr. Cooper reported this final plat application is for an 11+ acre tract of land located at 17327 S. 71 Highway, formerly known as the Harmon/Durham bus barn. According to Mr. Cooper, the final plat will identify the property boundaries and all the public and private easements on the property. He provided details about Transwest, Inc., the company locating on the property, and their retail sales for trucks, trailers and recreational vehicles. Mr. Cooper disclosed that Transwest will be extensively renovating the existing building, and he pointed out property access points. In addition, he reported the front green space will be paved and used as a display area, while a landscape plan will be developed for the entire site. In discussion, a typo in the staff report was pointed out and it was clarified the final plat acreage is 11.88 acres.

Vice-chairman Fletcher invited Dave Bowe, 2805 NW 90<sup>th</sup> Terrace, Kansas City, Missouri to comment about the plat. Mr. Bowe is general manager of Summit Truck Equipment and will be general manager of the Transwest Truck, Trailer and RV facility in Belton. He reported the company is excited about the move to Belton and looks forward to improving the appearance of the site. He gave a brief description of the type of retail business Transwest operates. He expressed his wish that the company will grow in Belton and indicated they would like to be **“good neighbors” to the community.**

Commissioner Thompson moved to approve the final plat of GEP Investments, Lot 1, an 11.88-acre tract of land located at 17327 S. 71-Highway. Mayor Pro Tem Lathrop seconded the motion. When a vote was taken, the following was recorded: Ayes: 7 - Vice-chairman Fletcher, Mayor Pro Tem Lathrop, Councilman Von Behren, Commissioners Davila, McDonough, Christensen and Thompson. Noes: none. Absent: 2 - Chairman Girgin and Commissioner Van Eaton. The motion carried.

### **DISCUSSION - South 71 Highway addresses**

Mr. Webb reported address changes will become necessary with the conversion of 71 Highway to Interstate 49 and he identified those business addresses that will change on an aerial photo. He gave a brief account of a section of S. 71 Highway that was sometimes known as Harmon Drive. Regarding the southeast section of S. 71 Highway that extends from Belton into Raymore, Mr. Webb remarked that Raymore indicated they would adopt the street name assigned by Belton. He went on to say there will be a two-year period where 71 Highway and Interstate 49 addresses will both be accurate. The Commission discussed categories of possible street names to replace the S. 71 Highway designation. It was determined that staff will create a list of street names to be presented and discussed at a future meeting.

### **MOBILE HOME PROVISIONS**

Mr. Leipzig reported changes to the language of the **City's** mobile home provisions are being discussed with Councilman Lathrop, Savage and the Mid- America Regional Council (MARC). These suggested changes will be discussed further at a future Commission meeting.

### **DIRECTOR'S REPORT**

No report

### **OTHER BUSINESS**

Commissioner McDonough asked staff to research the establishment of a minimum distance between electronic message board signs. Mr. Leipzig reported the city attorney has some suggestions regarding this issue and staff will look into language amending the electronic sign ordinance.

### **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 7:40 p.m.

Ann Keeton  
Community Development Secretary