

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
April 1, 2013**

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 Tim McDonough, Chris Christensen, Chuck Crate, and Larry Thompson.

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

Absent: Chairman Holly Girgin and Commissioner Sally Davila

INTRODUCTION

Vice-chairman Fletcher introduced and welcomed newly appointed Commission member Chuck Crate.

MINUTES

Councilman Von Behren moved to approve the minutes of the March 18, 2013, Commission meeting. The motion was seconded by Commissioner Thompson. All members present voted in favor and the motion carried.

PUBLIC HEARING - Revocation of a Special Use Permit at 307 Chestnut

Mr. Leipzig announced this public hearing was continued from the March 18 meeting to give the applicant an additional opportunity to speak to the Commission. He reviewed documents contained in the agenda packet associated with the Special Use Permit (SUP) approval and proposed revocation for a car sales business at 307 Chestnut. A history of events that led to the proposed revocation was given by Mr. Leipzig.

Vice-chairman Fletcher opened the public hearing at 7:05 p.m. to receive input regarding the revocation of an SUP at 307 Chestnut. There was no public input, and Vice-chairman Fletcher closed the public hearing at 7:05 p.m.

Councilman Von Behren moved to recommend approval of the revocation of the special use permit for Brand Used Auto Sales, at 307 Chestnut Street. 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 McDonough, Christensen, Crate and Thompson. Noes: none. Absent: 2 - Chairman Girgin and Commissioner Davila. The motion carried.

PUBLIC HEARING - Special Use Permit at 416 Main Street

Mr. Cooper provided information about the application for a SUP to allow a pet grooming business to operate in a C-1 (Neighborhood Commercial) district at 416 Main Street. He presented details about the applicant's request and a brief history about the building. Mr. Cooper stressed there will not be kennels outside of the business. He described the available parking and the proposed window sign.

Vice-chairman Fletcher opened the public hearing at 7:11 p.m. The hearing was being held to

receive public input regarding an SUP application to allow a pet grooming business to operate at 416 Main Street.

Jose Mederos, 204 Mary Way, Belton, Missouri, and co-owner of the pet grooming business, spoke in favor of the application. Mr. Mederos reported the business, co-owned by his wife Leslie, has been in operation for three years with approximately 300 customers. He indicated they would like to be good neighbors on Main Street and believes the business is compatible with others in the area. Mr. Mederos stated their business is appointment driven, and will follow the regulations of the City. He listed the steps they have completed to lease the building and to become an LLC. He went on to talk about the improvements being made to the building, and their future plans to join the Chamber of Commerce. He pointed out customers/supporters of the pet grooming business in the audience.

Barbara Pearce, Pearce Photographics, 415 Main Street, Belton, Missouri, was present to speak in favor of the SUP application. It was stated the **Pearce's** have operated a business on Main Street since 1986. She voiced her enthusiasm about the proposed pet grooming business and mentioned that her pet is a customer of the business. She praised the pet grooming home business as a nice professional establishment, with a quiet atmosphere, where the grooming is completed in a timely fashion. She expressed her excitement about another service business locating on Main Street.

There was no further public input and Vice-chairman Fletcher closed the public hearing at 7:20 p.m. Commissioner Thompson moved to approve a Special Use Permit to allow a pet grooming business to operate at 416 Main Street with the following conditions: 1) The Certificate of Occupancy will not be issued until the site has a final inspection for compliance with applicable city codes; 2) No kennels shall be stored or used outdoors; 3) No outdoor storage of supplies and/or material unless fully screened from public view. Councilman Von Behren 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 McDonough, Christensen, Crate, and Thompson. Noes: none. Absent: 2 - Chairman Girgin and Commissioner Davila. The motion carried.

ADDRESS CONVERSION - 71-Highway / I-49

Mr. Leipzig reported that due to the conversion of 71-Highway to I-49, there are several properties with S. 71-Highway addresses that will need new street names as 71-Highway becomes obsolete. Mr. Cooper referred to a drawing that displayed the properties to be re-addressed as he presented the staff report. He identified the properties from the southern corporate limits, north to 155th Street, and mentioned they are primarily along the east side of I-49. He gave an example of one business that is having trouble receiving deliveries because of the 71-Highway address. Mr. Cooper stated that staff is proposing the 71-Highway addresses be renamed Harmon Drive and he explained that name is currently used by Raymore where it **meets 71-Highway at Belton's southern corporate limits.**

Staff was questioned about the northern corporate limits where 71-Highway adjoins Grandview. It was recommended that staff check with Grandview to confer about the highway name change and there was conversation about the benefits of the entire stretch of 71-Highway having the same name. After a brief discussion, there was a consensus of the Commission the name "**Harmon Drive**" is acceptable but directed staff to consult with Grandview staff to consider one highway name acceptable to both communities. Mayor Pro Tem Lathrop volunteered to talk with Grandview elected officials about the name change. It was stated the Commission is open to name recommendations from Grandview.

DISCUSSION - Heart-n-Hand Special Use Permit Extension Update

Rick Dawson, with Heart-n-Hand, presented an update on the organization's recent actions. He announced the organization will be purchasing a building from the Assembly of God Church and moving to that building which is in a commercial area. He gave a report about the activities that will take place at the new location, and he itemized a list of building improvements to be done. There will be a public hearing on April 15, 2013, regarding a request for an SUP extension. Mr. Dawson presented details about the move, which he indicated involved Heart-n-Hand, and the Church's youth group relocating. In addition, he told about the church's future plans to construct a building for the youth group at the location on E. North. Mr. Dawson speculated that he would be requesting a six-month extension on the SUP, but he went on to say he anticipates the move to be complete in four months. There was discussion about whether Heart-n-Hand will ask for another extension or if they can operate out of the building at this time. It was recommended that Heart-n-Hand ask for a four-month extension of the SUP rather than six months.

DISCUSSION - Residential Buildable Lot Inventory

Mr. Leipzig explained the benefits of maintaining an inventory of buildable lots in the City. Mr. Cooper distributed aerial photos of residential subdivisions with available buildable lots. He talked about a number of City subdivisions and their associated minimum and average residential lot sizes. He presented for consideration information that examined the question of whether available lots can accommodate a 2,000 sq. ft. house and while meeting the City site design standards. Additional examination of lot sizes / house size will be discussed at future meetings according to Mr. Cooper. Mr. Leipzig added that he would like to see the residential and commercial buildable lot inventory available for view on the City website.

There was discussion about the lot sizes in The Traditions subdivision and Mr. Cooper reported the subdivision had an approved plat which was never recorded, even though the infrastructure is in place. It was pointed out by Mayor Pro Tem Lathrop that there are 25 streetlights operating in the subdivision being paid for by the City. It was reported The Traditions subdivision is zoned PUD and Mr. Cooper gave a description of that zoning classification. He remarked that the current regulations in the Unified Development Code encourage developers to record plats. Barricading the streets into The Traditions subdivision was a topic of discussion. It was stated the Commission may want to explore raising the minimum lot size, and Mr. Leipzig informed Commission members of the minimum lot sizes required in a few area cities.

Mr. Leipzig reported that the proposed senior housing project on Cunningham Parkway was not approved for tax credits. He also told Commissioners about the status of the proposed Autumn Woods multi-family project on Markey Road.

DIRECTOR'S REPORT

Mr. Leipzig reported there will be a public hearing for the proposed extension of the Heart-n-Hand SUP at the April 15, 2013, meeting along with an SUP application for Belton Regional Medical Center's proposed digital sign. He announced that he would not be present at the April 15th meeting.

ADJOURNMENT

Councilman Von Behren moved to adjourn the meeting. Mayor Pro Tem Lathrop seconded the motion. All members present voted in favor and the meeting adjourned at 8:15 p.m.

Ann Keeton
Community Development Secretary