

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
May 6, 2013**

CALL TO ORDER

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

ATTENDANCE

Commission: Chairman Girgin, Mayor Jeff Davis, Commissioners Sally Davila, Tim McDonough, Chris Christensen, Steve Finn, and Chuck Crate.

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

Absent: Commissioner Larry Thompson

MINUTES

Commissioner Davila moved to approve the minutes of the April 15, 2013, Commission meeting. The motion was seconded by Commissioner Christensen. All members present voted in favor, and the motion carried.

ELECTION of INTERIM OFFICER

Chairman Girgin asked for nominations for interim Vice-chairman to replace former Vice-chairman Jeff Fletcher, who was recently elected to the City Council. Commissioner Davila moved to nominate Chris Christensen as Vice-chairman. Commissioner McDonough seconded the motion. All members present voted in favor, and Commissioner Christensen was elected Vice-chairman.

DISCUSSION - Dog Park

Mr. Spalding presented information about a proposed off-leash dog park. He pointed out the location of the 2 ½-acre property in relation to Markey Park. He reported a survey was used to identify park needs, which included a dog park. He went on to point out the benefits of this property by Markey Park, which included existing fence and parking, city owned property, and currently zoned PR (Park & Recreation). Proposed amenities were identified on a concept plan of the off-leash dog park by Mr. Spalding. He mentioned the park will start with a simple plan and additional amenities will be added in the future.

In discussion, questions were asked about the trash and debris currently on the site of the proposed dog park. Mr. Spalding reported the trash is primarily from the Memorial Park renovation and should be cleaned up this summer. Ideas for use of the on-site building, and changes to the existing fence were given by Mr. Spalding. Mayor Davis related several points of discussion that took place in 2011 when the City Council first considered the dog park. He went on to convey Environmental Protection Agency (EPA) concerns about dog waste and the public perception for the need of a dog park. In addition, Mayor Davis gave a summary of the land the park department has donated to the City for public works improvements. Details of the conditions of approval from 2011 when the dog park was first considered were discussed, including reimbursement for any improvements made by the park department, if the land were returned to the City for commercial development. Mr. Leipzig mentioned the land is not designated as parkland so the Council will have to approve an ordinance defining the site as park. Commissioner McDonough moved to recommend approval of the site plan as presented

for 2 ½ - acre off-leash dog park on city owned property at Markey Park. Commissioner Crate seconded the motion. When a vote was taken, the following was recorded, Ayes: 7 - Chairman Girgin, Mayor Davis, Commissioners Davila, McDonough, Christensen, Finn and Crate. Noes: none. Absent: Commissioner Thompson. The motion carried.

DISCUSSION - Manufactured Home Provisions

Mr. Leipzig presented a brief account of the proposed amendments to the manufactured home provisions. The Commission recommended approval of the amendments in 2012 according to Mr. Leipzig. After further review of the proposed amendments by the City Attorney, inconsistencies with the State law were discovered and corrected. In addition, Mr. Leipzig reported, formatting changes were made for clarity.

There was discussion about multiple families occupying a single manufactured home and how to prevent that from occurring. Mr. Leipzig explained that enforcement of those types of situations is difficult and he suggested working with the landlords, as well as obtaining input from the city attorney. He went into detail about the enforcement difficulties and it was pointed out the occupancy restrictions in the code apply to all types of housing, not solely manufactured homes. Whether the current codes can be supplemented to strengthen the occupancy restrictions, was a topic of consideration. Mr. Cooper gave details about the difficulties cities face proving occupancy violations, but he added the spillover effect can be enforced, such as trash and parking violations. Mr. Leipzig stated he will consult with the city attorney about some of the occupancy topics discussed.

DISCUSSION - Buildable Lot Inventory

Mr. Leipzig presented the topic of the City's buildable lot inventory. His stated objective is to post the buildable lot inventory for all residential subdivisions on the website as an enhancement, enabling home buyers, developers and builders easy access to available property in the City. Mr. Leipzig summarized and explained the benefits of holding a builders summit, to bring together high-quality builders, lenders and city staff.

Mr. Cooper distributed a packet of data and aerial photos of subdivisions illustrating buildable lots in the City's residential subdivisions. His report covered several City subdivisions and their associated minimum and average residential lot sizes. He examined the question of whether available residential lots can accommodate a 2,000 sq. ft. house, while meeting the City site design standards. Mr. Leipzig mentioned that at a future meeting the Commission could possibly discuss incentives for construction of larger size homes and he gave an example of a neighboring city that is offering incentives. Chairman Girgin initiated a conversation about current trends in residential housing including high-quality smaller homes and the new urbanism style residential developments. The Commission talked about offering incentives for home size and other home amenities.

DISCUSSION - Renaming of 71-Highway addresses

Mr. Cooper pointed out on an aerial photo the properties that have a 71-Highway address and explained the City has three years to select a new street name for those sites. He reported that after further examination of this issue, it appears many entities have been identifying the street as S. Outer Road, so staff recommends keeping the street name of S. Outer Road. Mr. Leipzig added that the City of Grandview will also be using the S. Outer Road name in their City.

DIRECTOR'S REPORT

Mr. Leipzig reported the Missouri Department of Transportation will be holding an open house on May 9, 2013, to provide information about 211th Street improvements.

The Downtown Belton Main Street, Inc. will be holding a vision meeting at 7 p.m., May 9, 2013, at Memorial Station, in Memorial Park, to gather information about the future vision for the revitalization of Downtown Belton.

At the May 20, 2013 meeting the Y-Highway Commercial Preliminary Plat and Development Plan will be presented.

Chairman Girgin welcomed Mayor Davis and new Commission members, Steve Finn and Chuck Crate.

Mayor Davis expressed his confidence in the Planning **Commission's** research and recommendations to the City Council of issues brought before the Commission for review.

ADJOURNMENT

Commissioner Davila moved to adjourn the meeting. The motion was seconded by Commissioner Christensen. All members present voted in favor, and the meeting adjourned at 8:02 p.m.

Ann Keeton
Community Development Secretary