

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
June 3, 2013**

**CALL TO ORDER**

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

**ATTENDANCE**

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

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

Absent: None

**MINUTES**

Commissioner Thompson moved to approve the minutes of the May 20, 2013, Commission meeting. Commissioner Crate seconded the motion. All Commissioners voted in favor and the motion carried.

**PUBLIC HEARING** - Zone Change 401 N. Scott

Mr. Leipzig introduced Curt and Marcia Cunningham, owners of Carriage Works, Inc., and Andrew Fisher, their broker. He announced the **Cunningham's** are interested in moving their business to Belton.

Mr. Cooper reported the zoning request is for an 8.32-acre tract of land. He pointed out the location of the property on an aerial photo and the current zoning classifications. A brief description of the **Cunningham's** building proposal was given by Mr. Cooper and he told Commissioners that Carriage Works designs and manufactures grilles and accessories for custom cars. He went on to say the applicant wishes to expand the C-2 zoning area by 39,150-sq. ft. which would enlarge the C-2 district on the property to 2.14-acres. It was stated the applicant intends to construct an office building in the C-2 area next to N. Scott. The requested rezoning includes changing 6.23-acres from R-3 (Multi-Family Residential) to M-1 (Light Manufacturing). According to Mr. Cooper the proposed zone change conforms with the Future Land Use Map which shows the area as mixed-use zoning.

Chairman Girgin opened the public hearing at 7:12 p.m. The hearing was being held to receive public input regarding a zone change request from R-3 (Multi-Family Residential) to M-1 (Light Manufacturing) and R-3 (Multi-Family Residential) to C-2 (General Commercial).

Andrew Fisher, 5000 Baltimore, Kansas City, Missouri was present to speak in favor of the zone change request. He reported Belton has done "**a great job**" of bringing in retail to the City but

there should be a balance. He commended the local residents (the **Cunningham's**) for moving their company and bringing jobs to Belton.

Curt Cunningham, applicant and owner of Carriage Works, 17404 S. Wheatland Drive, Belton, Missouri, spoke in favor of the zone change. Mr. Cunningham stated that he and his wife, Marcia, have been lifelong residents of Belton and would like to move their business here. He went on to say this is an opportunity to become partners with the City and believes Carriage Works will be a nice addition to the City business community. Mr. Cunningham indicated they would like to be part of the City's growth, which he thinks is moving in the right direction.

There was no further input, and Chairman Girgin closed the public hearing at 7:15 p.m.

Commissioner Thompson complimented the **Cunningham's** business plan and spoke highly of their operation which is currently located in Grandview. His stated opinion was that the business would be an asset to the City. Mr. Leipzig concurred with Commissioner Thompson and went on to add the business is clean, with no odors or noise. Mayor Davis categorized the proposed project as one of the biggest things to happen on N. Scott and indicated it is a big step in improving a blighted area. He commended the business for bringing additional jobs to Belton and considers the project a giant step in the right direction for the City. In conclusion, the Mayor expressed his pleasure that the business is coming to Belton and he welcomed the Cunningham's.

Commissioner Christensen moved to recommend approval of a zone change from R-3 (Multi-Family Residential) to M-1 (Light Manufacturing) for a 6.23-acre tract of land including a zone change from R-3 (Multi-Family Residential) to C-2 (General Commercial) for a 0.90-acre section of the same land, located on the east side of N. Scott and south of Turner Road, at 401 N. Scott. Commissioner Crate seconded the motion. When a vote was taken, the following was recorded, Ayes: 9 - Chairman Girgin, Mayor Davis, Councilman Savage, Commissioners Davila, McDonough, Christensen, Finn, Crate and Thompson. Noes: none. Absent: none. The motion carried.

## **DIRECTORS'S REPORT**

Mr. Leipzig reported the Community Development Department will have an intern from UMKC temporarily working in the department for class credit.

He also reported there are no items for the agenda on June 17, 2013, so the meeting will be canceled.

## **ADJOURNMENT**

Commissioner Thompson moved to adjourn the meeting. The motion was seconded by Commissioner Davila. All voted in favor and the meeting adjourned at 7:23 p.m.

Ann Keeton  
Community Development Secretary

