

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
July 15, 2013**

CALL TO ORDER

Vice-chairman Chris Christensen called the meeting to order at 7:00 p.m.

ATTENDANCE

Commission: Vice-chairman Christensen, Mayor Jeff Davis, Commissioners Sally Davila, Steve Finn, Chuck Crate, and Larry Thompson.

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

Absent: Chairman Holly Girgin; Councilman Tim Savage, and Commissioner Tim McDonough.

MINUTES

Commissioner Davila moved to approve the minutes of the June 3, 2013, Planning Commission meeting. Mayor Davis seconded the motion. All members present voted in favor and the motion carried.

PUBLIC HEARING - Adoption of the Public Works Design and Construction Manual

Mr. Matteo gave a PowerPoint Presentation which focused on the benefits of amending the Unified Development Code (UDC) to include the adoption of the Public Works Design and Construction Manual created by the Public Works Department. Mr. Matteo related the purpose of the manual which he stated is to standardize design and construction requirements for all public infrastructures in the City. According to Mr. Matteo, the manual includes American Public Works Association (APWA) specifications along with the City's supplemental specifications. He pointed out four proposed changes to the content of the code.

Vice-chairman Christensen opened the public hearing at 7:09 p.m. The hearing was being held to receive public input regarding amendments to the UDC including the adoption of the Design and Construction Manual. There was no public input and Vice-chairman Christensen closed the hearing at 7:09 p.m.

Mr. Matteo answered questions about how to access the Design and Construction Manual online from the Belton website, and the addition of one supplier for storm sewer castings. He went on to answer questions about the APWA minimum standards and how those standards correspond with the City's specifications in the UDC.

Commissioner Thompson moved to recommend approval of text amendments to the UDC to include the adoption of the Design and Construction Manual developed by the Public Works

Department. The motion was seconded by Mayor Davis. When a vote was taken, the following was recorded, Ayes: 6 - Vice-chairman Christensen, Mayor Davis, Commissioners Davila, Finn, Crate and Thompson. Noes: none. Absent: 3 - Chairman Girgin, Councilman Savage, and Commissioner McDonough. The motion carried.

PRESENTATION

Mr. Leipzig introduced Brian Ladd with Olsson Associates, who was present to update the Commission on the design progress for Markey Parkway and the proposed Markey regional detention. Mr. Ladd displayed slides showing the preliminary plan of a four-lane arterial street with a landscaped median. He stated a Transportation Development District (TDD) was formed for this area and he explained how the road improvements will be funded. Mr. Ladd indicated it is possible the roadwork could be completed by July 2014. In addition to the road design, Olsson Associates have been retained by the City to study the regional detention options along the area streamway and Mr. Ladd mentioned a few of the options being considered.

DIRECTOR'S REPORT

Mr. Leipzig reported that a zone change application submitted last year for a senior housing project on Cunningham Parkway was not funded, and the application will be resubmitted this year with a modified plan. The applicant will be present at the August 5, 2013 Commission meeting to discuss the latest zone change application.

Mr. Leipzig introduced planning intern, Chayton True, an urban planning and design student at UMKC, who has been working to develop North Scott design guidelines. Mr. True gave a brief summary of the options being examined to spur development along the North Scott corridor. Mr. Leipzig elaborated on potential zone changes in the area to include C-2 (General Commercial) and M-1 (Light Manufacturing) zoning districts.

ADJOURNMENT

Commissioner Davila moved to adjourn the meeting. Commissioner Crate seconded the motion. All members present voted in favor and the meeting adjourned at 7:26 p.m.

Ann Keeton
Community Development Secretary