

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
August 5, 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, Chuck Crate, and Larry Thompson.

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

Absent: Commissioner Steve Finn

ELECTION OF OFFICERS

Commissioner Davila moved to nominate Holly Girgin as chairman of the Planning Commission. The motion was seconded by Commissioner Christensen. All members present voted in favor and Holly Girgin was elected chairman.

Commissioner Thompson moved to nominate Chris Christensen as vice-chairman of the Planning Commission. Commissioner McDonough seconded the motion. All members present voted in favor and Chris Christensen was elected vice-chairman.

MINUTES

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

PUBLIC HEARING - Zone change from M-1 to R-3A for property on Cunningham Industrial Parkway

Mr. Leipzig reported this zone change application was reviewed by the Commission last year in December. He stated the applicant was applying for low income tax credits from the Missouri Housing Development Commission for an age-restricted multi-family apartment project which was not funded. According to Mr. Leipzig, the application for tax credits has been revised and the applicant is asking the City to consider the zone change once again.

Mr. Cooper gave the staff report regarding the zone change request for a 3.5-acre property on Cunningham Industrial Parkway. He introduced Jim Moore, principal owner of Housing Investment Partners II, LLC. He reviewed the actions taken by the Commission regarding the zone change application in 2012. At that time, a recommendation was made to the City Council to approve the zone change from M-1 to R-3A with the stipulation the developer receive approval

from the Missouri Housing Development Commission prior to the Council review and acceptance. Mr. Cooper presented an overview of the proposed three-story housing project with 48 age-restricted units. He gave a description of the surrounding **property's** current zoning classification. The requested zone change to residential would not be consistent with the **City's** Future Land Use Map according to Mr. Cooper and he explained the typical timetable for map updates.

Chairman Girgin opened the public hearing at 7:13 p.m. The hearing was being held to receive public input regarding a zone change from M-1 (Light Manufacturing) to R-3A (Apartment Community Residential) for a 3.89-acre property located on the north side of Cunningham Industrial Parkway and south of North Cass Shopping Center.

Jim Moore, applicant and developer for Housing Investment Partners, Springfield, Missouri, reported the project was reduced from 60 units to 48 units. Mr. Moore stated his company was the developer of Lakewood Terrace, and he displayed a picture of the proposed project design. According to Mr. Moore the 5.5 million dollar project is for active older adults age 55+ with one and two bedroom units. He listed several of the amenities that will be available to the tenants and talked about the management staff. Mr. Moore indicated they would be applying for low-income housing tax credits again. The project would be funded by tax credit equity along with a conventional loan. Mr. Moore gave an estimated project schedule, starting with the application for tax credits until project completion. A description of the exterior of the building was given by Mr. Moore.

Mr. Moore answered questions about the age restrictions of the tenants occupying the units, and the federally mandated income requirements for residency, which he stated is high \$40s and below. Mayor Davis stated the City demographics indicate there is a need for housing for area seniors and he reported the property being considered is in the Ray-Pec School District.

Bret Axtell, with E.A. Axtell, and Company, Grandview, Missouri, gave an estimate of the real estate tax revenue the City would receive as a result of this project. Mr. Leipzig distributed a copy of the Community Housing Assessment Team report (CHAT) that was completed in 2003 and he reported there have been no code violations at Lakewood Terrace apartments.

Jeff Dean, Raymore, Missouri, praised the appearance of the Lakewood Terrace apartment complex and commented that the company takes good care of the properties they own.

As there was no further input, Chairman Girgin closed the public hearing at 7:25 p.m. and opened the floor to Commission discussion. Councilman Savage complimented the existing apartment complex, but expressed concern about continually seeing low income housing projects in the City. His primary concern was for budgetary reasons and he indicated that he would like to see projects that generate revenue for the City to aide in improving a struggling budget. Commissioner McDonough also voiced concerns about the developers dictating reductions in quality infrastructure (e.g. roads, drainage . . .) during the design/beginning phase of projects to save money. He emphasized the connection between quality infrastructure and upper income housing. Mayor Davis reiterated that data suggests there is an overwhelming

need for lower income housing for area seniors. He pointed out the site, which is currently zoned M-1, has not had any land developers contact the city expressing interest in acquiring the property. After additional discussion, Commissioner McDonough moved to recommend acceptance of a change in zoning classification from M-1 (Light Manufacturing) to R-3A (Apartment Community Residential) with the following condition: 1) The developer shall receive approval from the Missouri Housing Development Commission for low-income housing tax credits prior to City Council review and acceptance. The motion was seconded by Commissioner Christensen. When a vote was taken, the following was recorded, Ayes: 7 - Chairman Girgin, Mayor Davis, Commissioners Davila, McDonough, Christensen, Crate, and Thompson. Noes: 1 - Councilman Savage. Absent: 1 - Commissioner Finn. The motion carried.

DIRECTOR'S REPORT

Mr. Leipzig distributed a flier about the upcoming Fall Festival which will be held on Main Street September 13 - 14, 2013.

Belton Clean-up Days will be held September 28 -29, 2013.

A special use permit application has been submitted by Hy-Vee for a digital gas pricing sign.

Commissioner McDonough initiated a discussion about previously approved digital signs that are not following the “**Electronic Message Board Sign**” regulations in the Unified Development Code (UDC). It was decided that staff will notify the sign owners to advise them of the regulations. Additional sign code violations were discussed including a sign advertising “tobacco” in a store with a different use.

Mr. Leipzig reported he will be meeting with representatives from Menards on Thursday, August 8, 2013 and the Markey Parkway roadway schedule of completion will be discussed. There was further discussion about the decisions made for the construction of Markey Parkway in conjunction with the Menard's project.

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. Commissioner Christensen seconded the motion. All members present voted in favor and the meeting adjourned at 7:44 p.m.

Ann Keeton
Community Development Secretary