



Board of Aldermen Request for Action

MEETING DATE: 11/18/2025

DEPARTMENT: Development

AGENDA ITEM: Resolution 1529, Site Plan Approval – Major Lumber Addition

REQUESTED BOARD ACTION:

A motion to approve Resolution 1529, authorizing site plan approval for construction of an addition to Major Lumber Company office located at 205 East Meadow Street.

SUMMARY:

The applicant submitted a site plan application for construction of a 1,390 ft² office addition for Major Lumber. This addition was on the cusp of requiring Planning Commission approval or if it could be approved by Staff. To avoid the appearance of favoritism, staff opted to send it to the Planning Commission for its' review.

The application is to construct this addition on the east side of the original structure as the addition on the west side abuts the entrance. This addition would take up the area from the east of the current building to just short of the east entrance to the lumberyard. The plan is to have brick wainscoting on the north façade to match as closely as possible with the existing brick, and with LP Smartside siding on all other areas, painted to match the existing painted portions (red) of the existing building. The remaining façade(s) of the building will not be substantially visible from the right of way except those portions above the security fencing on site. After review, the Commission took up the site plan on November 13, 2025. After review, the Commission recommended approval of the site plan as described

PREVIOUS ACTION:

None.

POLICY ISSUE:

Complies with Codes

FINANCIAL CONSIDERATIONS:

No out-of-pocket expenses are anticipated.

ATTACHMENTS:

- | | |
|--|---|
| ☐ Ordinance | ☐ Contract |
| ☒ Resolution | ☒ Plan Sheets |
| ☒ Staff Report | ☒ Meeting is available on the website |
| ☐ Other | |

RESOLUTION 1529

A RESOLUTION AUTHORIZING SITE PLAN APPROVAL FOR CONSTRUCTION OF AN ADDITION ON THE MAJOR LUMBER COMPANY OFFICE LOCATED AT 205 EAST MEADOW STREET

WHEREAS, the applicant submitted plans for construction of a new 1,390 ft² office addition at 205 East Meadow Street in October, 2025; and

WHEREAS, the Planning Commission reviewed the submittal at its November 13, 2025 meeting concerning the layout, building materials and colors; and

WHEREAS, the Planning Commission recommends approval of the site plan at 205 East Meadow Street as provided in the submitted documents.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF
THE CITY OF SMITHVILLE, MISSOURI, AS FOLLOWS:**

**THAT THE SITE PLAN APPLICATION FOR AN ADDITION TO THE OFFICE
LOCATED AT 205 EAST MEADOW STREET IS HEREBY APPROVED.**

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 18th day of November 2025.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk



STAFF REPORT
November 13, 2025
Site Plan Review of Parcel Id # 05-617-00-10-025.00

Application for a Site Plan Approval

Code Sections:
400.390 – 400.440 Site Plan Approval

Property Information:

Address: 205 E. Meadow St.
Owner: Ronald H. Major
Current Zoning: B-4

Application Date: October 5, 2025

GENERAL DESCRIPTION:

Application to approve a site plan for an addition to the Major lumber building at 205 East Meadow. The plan is to add additional office space to the east of the existing structure, but to use updated building materials. The proposal would add brick wainscoting on the north façade and to match in color the existing brick on the original structure as best as possible, with LP Smartside siding painted red to match the existing side color on the addition on the west of the original structure.

Section 400.410 Standard of Review

1. The extent to which the proposal conforms to these regulations.
Meets the site plan standards for renovations in the B-4 district.
2. The extent to which the development would be compatible with the surrounding area.
The area is currently the lumber yard on the south side of Meadow, with a city parking lot across the street and a non-descript building at Smith and

Meadow. The proposal will substantially match the existing buildings color and materials.

3. The extent to which the proposal conforms to the provisions of the City's subdivision regulations concerning the design and layout of the development, as well as water system, sewer system, stormwater protection and street improvements.

The project is an addition to an existing facility, so sufficient utilities are available on site and the location of the building is currently parking and storage so no changes to the impervious area requiring any stormwater protections.

4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan.

Complies with the reduced requirements associated with a new front façade treatment. Changes to the sides and rear of the building are not impacted with change requirements.

5. The extent to which the proposal conforms to the adopted engineering standards of the City.

The addition will be constructed in accordance with all building codes.

6. The extent to which the locations of streets, paths, walkways and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.

No changes to traffic will occur.

7. The extent to which the buildings, structures, walkways, roads, driveways, open space and parking areas have been located to achieve the following objectives:

a. Preserve existing off-site views and create desirable on-site views;

No substantial changes to the view will occur. Currently a 6' privacy fence is in place and will be removed to allow the addition.

b. Conserve natural resources and amenities available on the site;

The site is currently a fully developed lumber yard business and the addition will only change the use of the particular portion from parking and storage to office space.

c. Minimize any adverse flood impact;

No change to existing impervious areas.

d. Ensure that proposed structures are located on suitable soils;

The project is adjacent to existing structures, so no soil issues are present.

e. Minimize any adverse environmental impact; and

No adverse environmental impact is known.

f. Minimize any present or future cost to the municipality and private providers of utilities in order to adequately provide public utility services to the site.

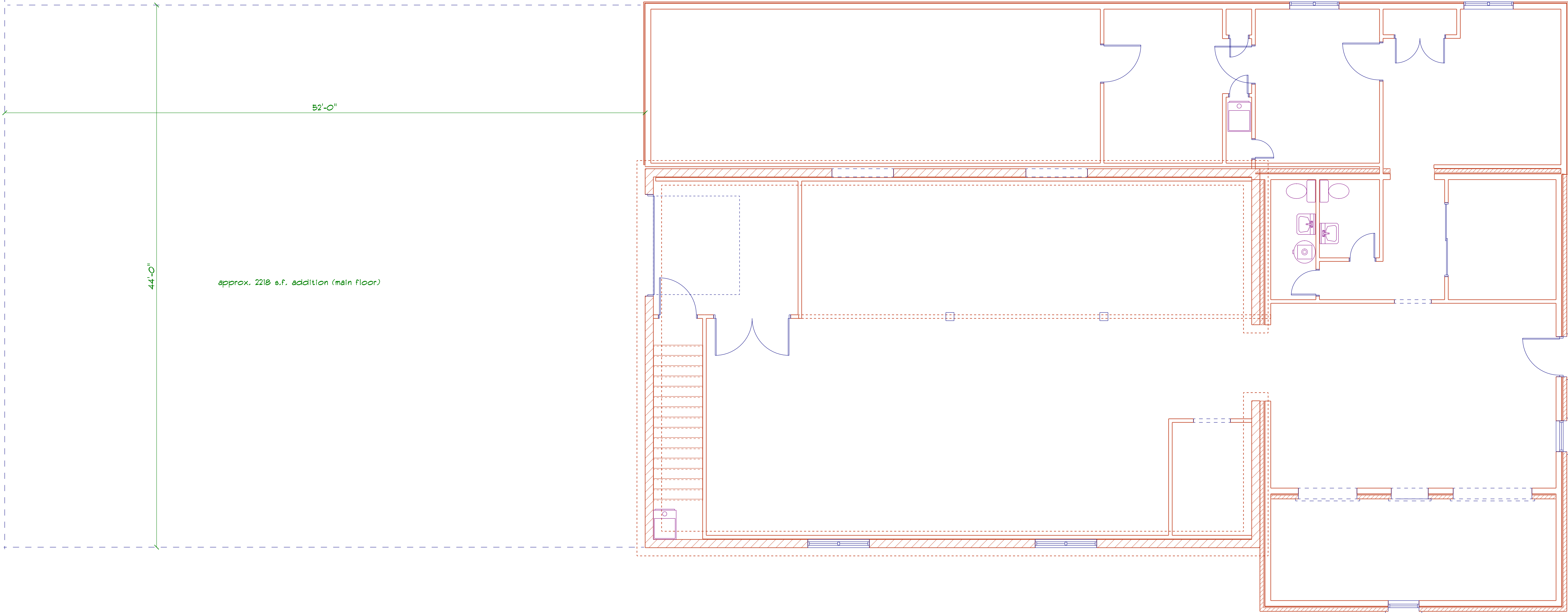
All utilities are available on site.

STAFF RECOMMENDATION:

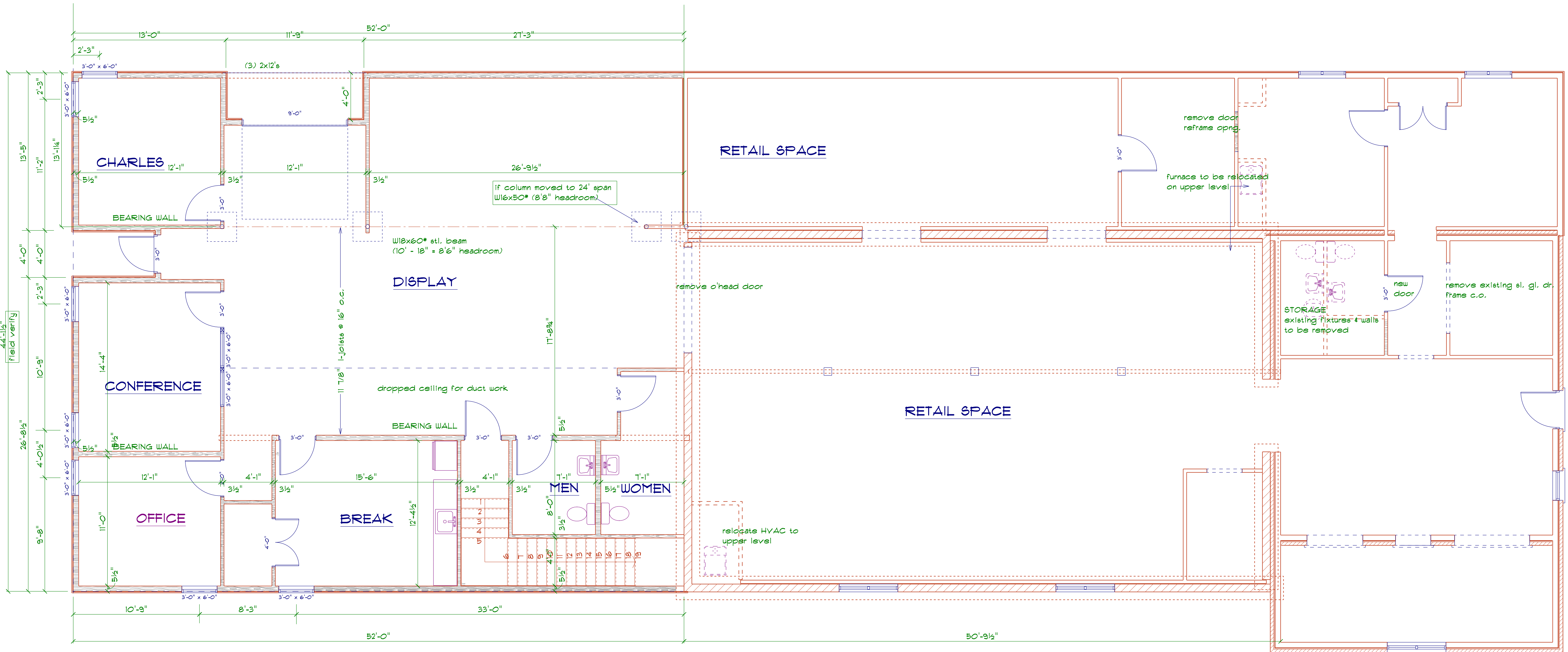
Staff recommends APPROVAL of the proposed Site Plan for the addition within the B-4 zoning district.

Respectfully Submitted,

S/Jack Hendrix/S
Director of Development



Job. NO. 25.032		Sheet 1		ArchiTucture 816.628.5013 Dennis@ArchiTucture.com		Dennis E. Tuck, Architect 12319 Moffitt Liberty, MO 64068		Addition to Major Lumber Company Smithville, MO		GROUND SNOW LOAD - 20#/S.F. WIND SPEED - 115 M.P.H. SEISMIC DESIGN CATEGORY - A FROST LINE DEPTH - 36"	



20" wide footing - either 20"x36" trench or 10"x20" spread footing with 10" wall

Business Area - 3324 s.f. existing		
2218 s.f. new		
Total	5542 s.f.	@ 150 gross = 37 occupants
Storage - 1650 s.f. existing		
2237 s.f. new		
Total	3887 s.f.	@ 300 gross = 13 occupant
Total building area - 9429 s.f. 50 occupants		
1 restroom/sex (ADA required)		

NEW ADDITION	EXISTING
2218 S.F.	3434 S.F.

GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA CALCULATIONS		
	Existing	New Addition
Main level	3434 s.f.	2218 s.f.
Upper	1540 s.f.	2237 s.f.
Total	4974 s.f.	4455 s.f.
		9429 s.f. TOTAL

ArchiTecture

Dennis E. Tuck, Architect
12319 Moffitt
Liberty, MO 64068

Sheet 2

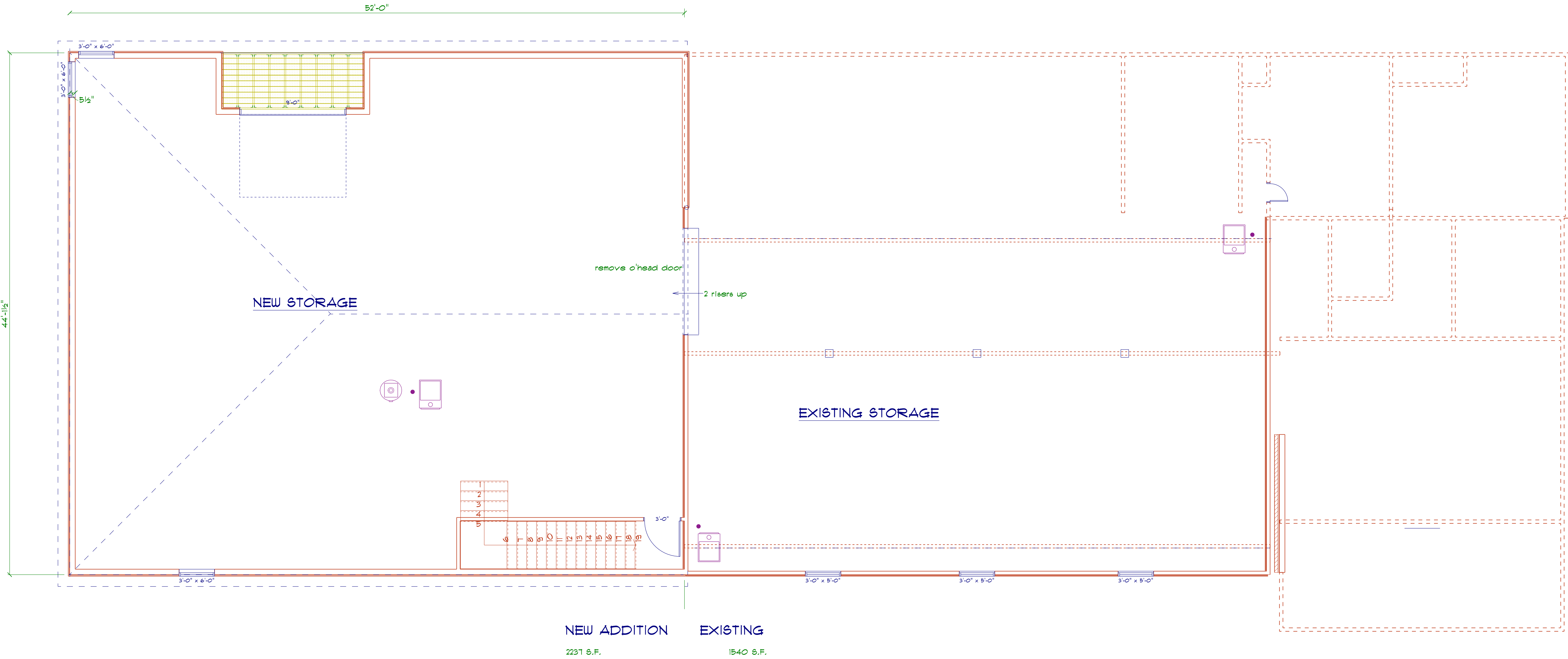
Thursday, October 30, 2025

Job. NO. 25.032

Addition to
Major Lumber Company
Smithville, MO

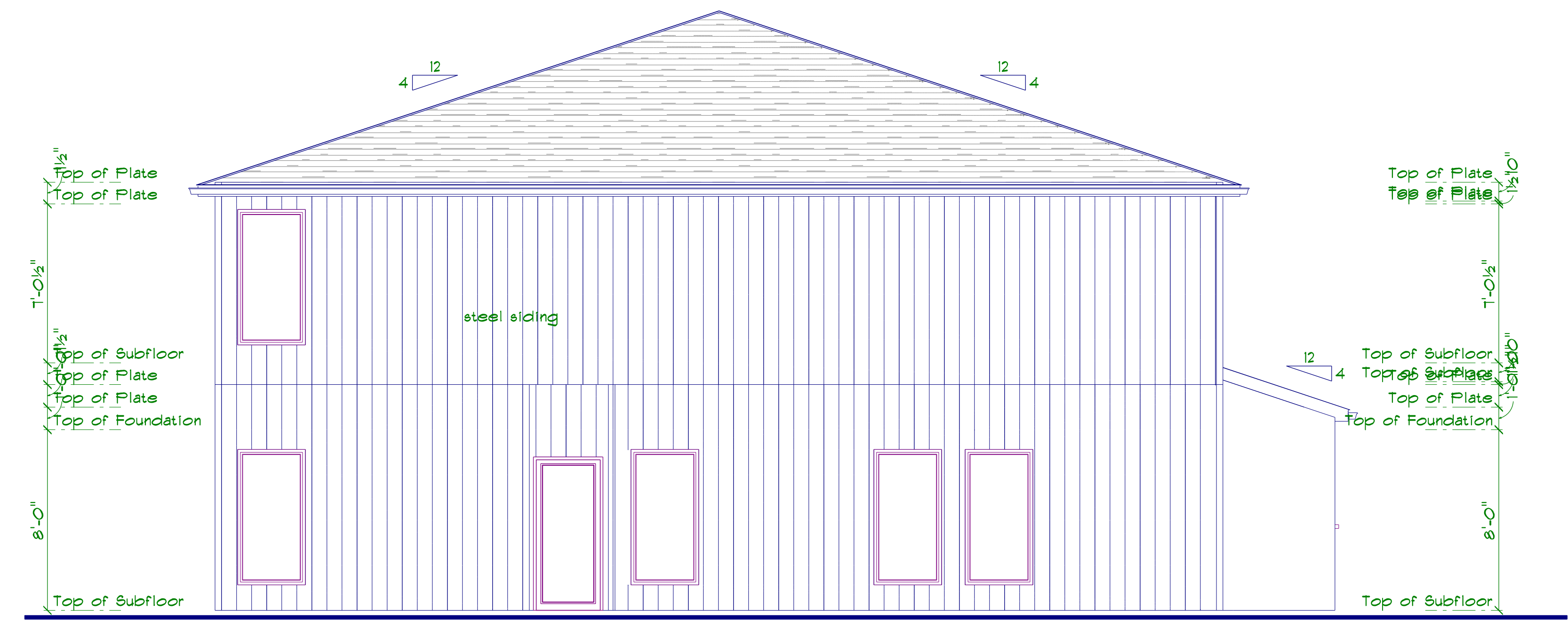
GROUND SNOW LOAD - 20#/S.F.
WIND SPEED - 115 M.P.H.
SEISMIC DESIGN CATEGORY - A
FROST LINE DEPTH - 36"

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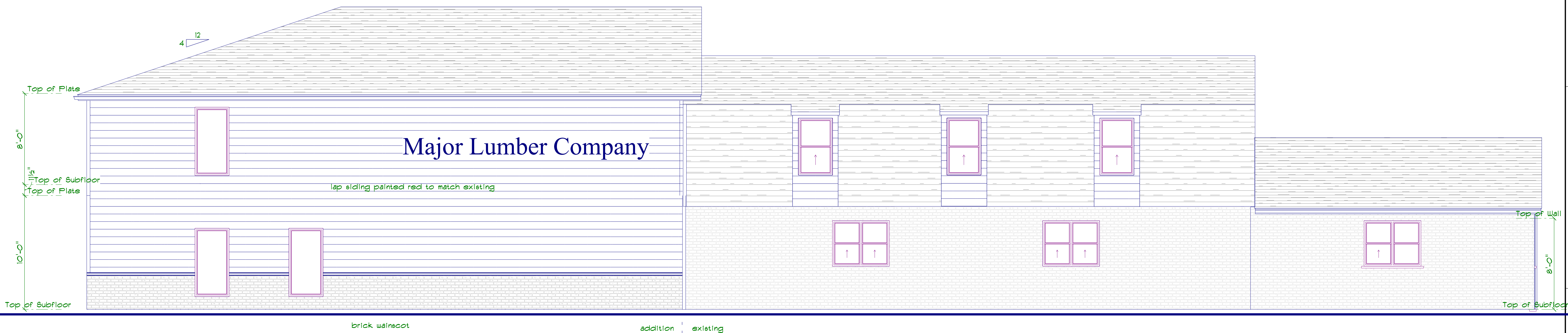


UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

ArchiTuckture 816.628.5013 Dennis@ArchTuckture.com	Dennis E. Tuck, Architect 12319 Moffitt Liberty, MO 64068	Addition to Major Lumber Company Smithville, MO		
		GROUND SNOW LOAD - 20#/S.F.		
		WIND SPEED - 115 M.P.H.		
		SEISMIC DESIGN CATEGORY - A		
FROST LINE DEPTH - 36"				
Sheet		3		
Job. NO.		25.032		



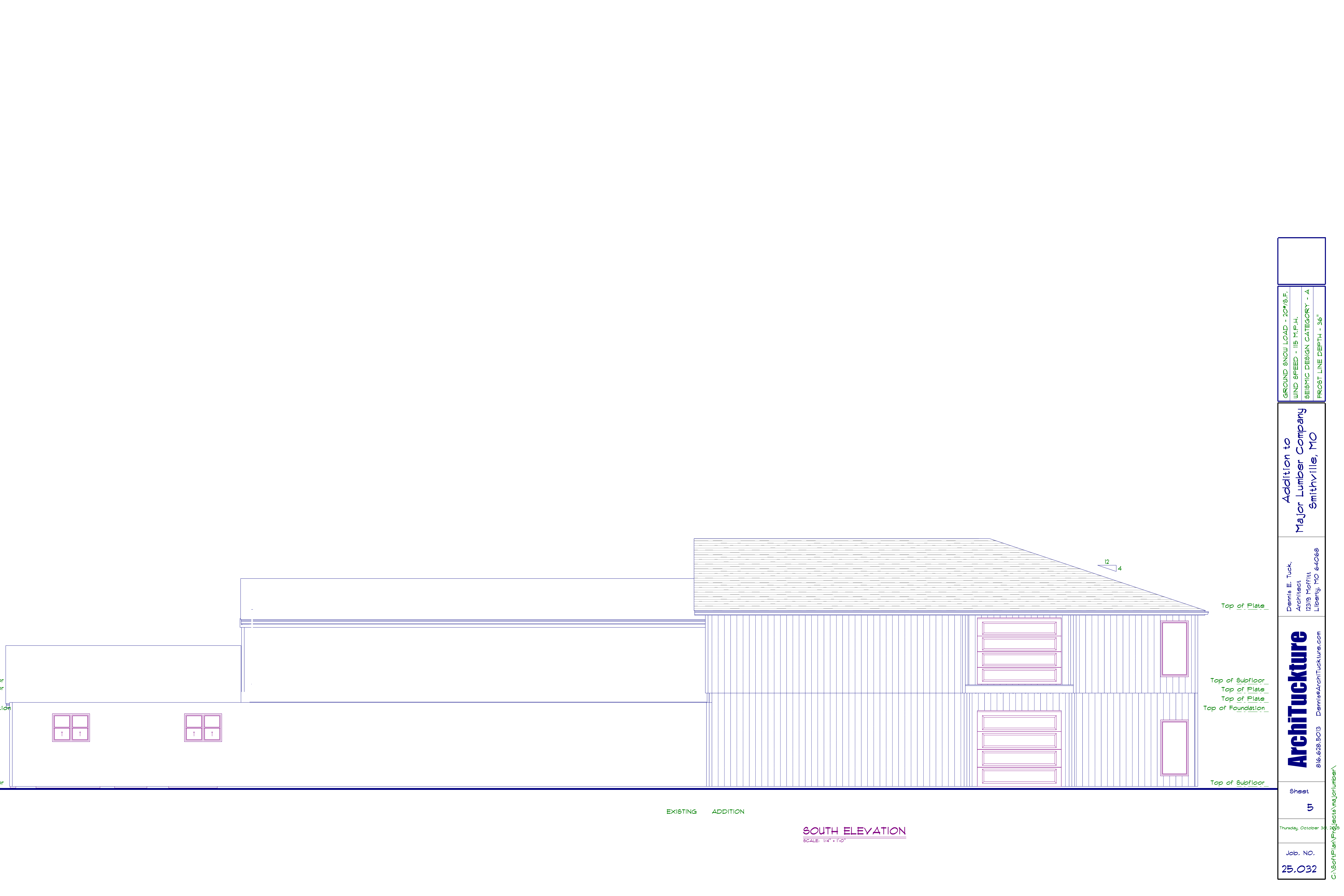
EAST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ArchiTecture		Addition to Major Lumber Company Smithville, MO		GROUND SNOW LOAD - 20#/S.F. WIND SPEED - 115 M.P.H. SEISMIC DESIGN CATEGORY - A FROST LINE DEPTH - 36"	
Sheet 4		Dennis E. Tuck, Architect 12319 Moffitt Liberty, MO 64068		DennisEArchTecture.com 816.628.5013	
Thursday, October 30, 2025		Job. NO. 25.032			

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ArchiTuckture 816.628.5013 Dennis@ArchiTuckture.com	Dennis E. Tuck, Architect 12319 Moffitt Liberty, MO 64068	Addition to Major Lumber Company Smithville, MO	GROUND SNOW LOAD - 20#/S.F. WIND SPEED - 115 M.P.H. SEISMIC DESIGN CATEGORY - A FROST LINE DEPTH - 36"
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