

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

January 14, 2020

7:00 P.M.

Council Chambers

A regular session of the Smithville Planning Commission was held on January 14, 2020 at 7:00 p.m. at Smithville City Hall in the Council Chambers.

Those attending the meeting: Deb Dotson, Mayor Damien Boley, Connor Samenus, Alderman Steve Sarver, Dennis Kathcart, Chairman Rand Smith and Development Director Jack Hendrix.

1. CALL TO ORDER

Chairman Rand Smith called the meeting to order at 7:02 p.m.

2. MINUTES

The December 10, 2019 Meeting Minutes were moved for approval by ALDERMAN SARVER, Seconded by SAMENUS.

Ayes 6, Noes 0, Motion carried.

3. STAFF REPORT

HENDRIX reported:

The city issued 51 single family residential home permits and 6-7 Commercial permits in 2019.

Taco Bell has opened for business and Scooter's Coffee is set to open on 1/20/20.

He has been in contact with the contractor for Price Chopper and it's been indicated that construction should start next week. It is scheduled to open later this year. The concrete walls are what has delayed this project.

We anticipate the construction of another very large building later this spring. It's the medical marijuana facility and it will be the largest building in

Smithville at 87,000 square feet. He has not seen any plans yet but understands they are in design.

KCI RV Storage on the south end of town is still under construction. The weather is affecting them, but their plan is still to be open by spring.

Last night's Comprehensive Plan meeting was very productive and seems to be in good shape.

DOTSON asked when the task force groups are going to start getting together?

HENDRIX stated sometime in February or March. When he gets a more solid schedule, he will get that out to the commission.

MAYOR BOLEY asked how White Iron Ridge is doing?

HENDRIX stated that they are still working on their foundation. They want to be ready by spring. We have yet to see the full set of plans. As of right now only the foundation plans have been approved.

MODOT will be holding a public meeting on 1/15/20 from 4-6 pm at Good Shepherd Catholic Church regarding the 169 Hwy and 188th St improvements they are proposing. This project will go to bid in September 2020 and will be under construction in 2021. Right now, the plan is a northbound left and right turn lane and a southbound left turn lane. The intersection elevation changes will be both at the intersection and in the valley. Staff will be meeting with MODOT engineers tomorrow before the public meeting.

MODOT is also planning a construction project between Kearney and Smithville on 92 Hwy. They will be widening the shoulders to make it a little safer and a couple of turn lanes will be installed one of which will be at Tillman Rd.

MAYOR BOLEY stated that the City will be starting the second phase of the Streetscape. This project was approved as part of the FY20 budget. It will east down Main Street from Commercial Street to the bridge.

HENDRIX stated that the Main Street Trail Project is in Federal review for a quarter of a million-dollar grant. We are hopeful this will go through.

**4. CHAPTER 400 ZONING CODE UPDATE ORDINANCE---
RECOMMENDATION ON SEVERAL ZONING CODE CHANGES
NECESSARY TO COMPLY WITH STATE LAW CHANGES**

PUBLIC HEARING:

Chairman Rand Smith opened the Public Hearing.

No public comment.

Chairman Rand Smith closed the Public Hearing.

HENDRIX stated that it's a requirement that anytime you change a zoning ordinance you have to have a public hearing. Per Ordinance the public hearing is the responsibility of the Planning Commission. He went over each of the changes that are being made by state law with the Commission.

SAMENUS made a motion to approve the recommended changes updating several zoning code in Chapter 400 in the Municipal Codes necessary to comply with state law. DOTSON seconded the motion.

THE VOTE: SAMENUS-AYE, ALDERMAN SARVER-AYE, DOTSON-AYE, MAYOR BOLEY-AYE, KATHCART-AYE, SMITH-AYE.

AYES-6, NOES-0, MOTION PASSED

5. PUBLIC COMMENT

NONE

6. ADJOURN

MAYOR BOLEY made a motion to adjourn. SAMENUS seconded the motion.

VOICE VOTE: UNANIMOUS

SMITH declared the session adjourned at 7:22 p.m.