

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

February 11, 2020

7:00 P.M.

Council Chambers

A regular session of the Smithville Planning Commission was held on February 11, 2020 at 7:00 p.m. at Smithville City Hall in the Council Chambers.

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

1. CALL TO ORDER

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

2. MINUTES

The January 14, 2020 Meeting Minutes were moved for approval by KATHCART, Seconded by XAVIER.

Ayes 6, Noes 0, Motion carried.

3. STAFF REPORT

HENDRIX reported:

Construction has started on Price Chopper and Porter's Ace Hardware. They have both started their foundation work. The grocery store walls should start going up in March. We do not have a schedule on Porter's building yet, but their goal is to open at the same time as Price Chopper.

4. REVIEW DRAFT COMMUNITY SURVEY FOR COMPREHENSIVE PLAN UPDATE

HENDRIX stated that the main reason for this discussion is to allow the Planning Commission an opportunity to see if the survey makes sense and to provide comments on suggested changes. They hope to release the survey to the public by February 13th. He suggested they start the review

process with question #1 and work their way to the end. Below is a list of the questions that the commission suggested editing:

#3. How long have you lived or worked in Smithville?

- Less than 5 years
- 5-10 years
- 11-20 years
- 21-30 years
- 31-40 years
- 41 or more years
- N/A

Suggested edit: Questioned about what "in Smithville" means or if people will understand it. Explained that there are many people that live in the Smithville zip code that do not live inside the city limits. Suggestion is to move this question to #4 and move #4 (with changes) to #3.

#4. Select all of the following that describes how you relate to Smithville.

- I live in Smithville
- I work in Smithville
- I own and operate a business in Smithville
- I am an elected official in Smithville
- Other (please specify)

Suggested edit: Suggestion to swap #3 and #4 questions and add to this question an additional option "live near Smithville" or "live just outside city limits". Concerned that people who live outside the limits may not finish the survey.

#5. Are you affiliated with any of the following community stakeholder groups? If so, please select all that apply.

- ☐ Local Government officials (City Staff, Boards/Commissions, City Sponsored Committees)
- ☐ Faith Communities
- ☐ Industry or Business groups
- ☐ Planning or economic development professionals
- ☐ Healthcare sectors
- ☐ Educational institutions
- ☐ Stay at Home parents
- ☐ Hospitality sectors
- ☐ Students
- ☐ Tourism groups
- ☐ Business Owners
- ☐ Arts and Entertainment institutions
- ☐ Neighborhood Leaders
- ☐ Nonprofits/Community organizations
- ☐ Local Volunteer groups
- ☐ N/A
- ☐ Other (please specify)

Suggested edit: Add "Senior Group" or "Seniors" to the list of options.

#7. Why do you live in Smithville? Please check all that apply.

- ☐ Good school district
- ☐ Character of Smithville
- ☐ Recreational opportunities
- ☐ Proximity to Smithville Lake
- ☐ Walkability
- ☐ Overall value
- ☐ Smithville's Historic Downtown
- ☐ Rural and agricultural character
- ☐ Affordable living costs
- ☐ Convenience to airport
- ☐ Convenience to Kansas City
- ☐ Proximity to I-495
- ☐ Job opportunities in Smithville
- ☐ Other (please specify)

Suggested edit: Change to "Proximity to I-435" not I-495. Also, questioned whether the size of Smithville was appropriate to add?

#11. CONTINUED COMMITMENT TO EDUCATION - Night classes in Smithville schools or the Mid-Continent Library could be viable alternatives to traditional daytime classes and online courses for Smithville residents. How important do you think it is to have educational opportunities of all levels and types offered in Smithville locations? (Please select your preference on the following continuum. Scale: 1 = Not at all important; 10 = Critically important)

1. Not at all important	2.	3.	4.	5.	6.	7.	8.	9.	10. Critically important
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Why? (please specify)

Suggested edit: Change from "Mid-Continent Library" to "Mid-Continent Public Library".

#12. ENHANCED RECREATION AND CONNECTIVITY - Launch participants were asked how they would create a unique community connectivity network that would be a game-changer for Smithville. Ideas included increasing tourism, a Main Street Trail, and Apps for trails. How would you go about further connecting Smithville?

Suggested edit: Concerned that "Apps for trails" is not clear enough or needs a definition added.

#13. ENHANCED RECREATION AND CONNECTIVITY - Smithville Lake is a wonderful asset to the community with 5,000 acres of public land and 175 miles of shoreline. The lake was built and is administered by the U.S. Army Corps of Engineers and requires any development on the lake to be approved by the Corps. Given the current restrictions as well as its potential, how developed do you think the lake should become? As recreation hub, should the lake be developed as a tourism destination location if possible?

Suggested edit: The last sentence needs changed to "As a recreation hub, should the lake be developed as a tourism destination location if possible?"

#14. ENHANCED RECREATION AND CONNECTIVITY - How important do you think it is to add the following recreational facilities / options in Smithville? (Please select your preference on the following continuum. Scale: 1 = Not at all important; 10 = Critically important)

	1. Not at all important	2.	3.	4.	5.	6.	7.	8.	9.	10. Critically important
Pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Concert venue	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Splash park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Paddle boats / kayaks rental	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Concessions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ropes course / adventure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Obstacle course	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Indoor recreation options	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Winter activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor recreation climbing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Zip line	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Horse riding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Paint ball	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dog park	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Any other recreational facilities or opportunities?

Suggested edit: Should Indoor Pool and Outdoor Pool be separated or delineated?

#15. DIVERSE HOUSING AND NEIGHBORHOOD OPTIONS - What kind of housing do you currently live in? Please select one response.

- ☐ Apartment
- ☐ Townhouse
- ☐ Multi-family housing other than apartments
- ☐ Single-family house located in a subdivision
- ☐ Single-family house that's not located in a subdivision (non-rural)
- ☐ Single-family house on over 3 acres of land (rural)
- ☐ Farm
- ☐ Other (please specify)

#16. DIVERSE HOUSING AND NEIGHBORHOOD OPTIONS - Do you anticipate your housing needs changing in the next 10 years? Please select one response.

- ☐ No. I plan to stay in my current home or move to a similar home.
- ☐ Yes. I anticipate downsizing my current home and moving into a townhouse.
- ☐ Yes, I anticipate downsizing my current home and moving to multi-family housing other than apartments.
- ☐ Yes. I anticipate downsizing my current home but remaining in a single-family home.
- ☐ Yes. I anticipate moving into a larger home.
- ☐ Yes. I anticipate moving from an apartment or townhouse to a single-family home.
- ☐ Other (please specify)

#17. DIVERSE HOUSING AND NEIGHBORHOOD OPTIONS - How important is it to increase each of the following types of housing options in Smithville? (Please provide a response for each row. Scale: 1 = Not at all important; 10 = Critically important; 11 = No opinion)

	1. Not at all important	2.	3.	4.	5.	6.	7.	8.	9.	10. Critically important	11. No opinion
Apartments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Condominiums	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed-use buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Single-family detached homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Duplexes, triplexes, quadplexes, etc.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Townhomes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ranch single-family detached homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Age-restricted communities (55+)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Assisted living facilities and nursing homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile homes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Suggested edit: For #15, #16 & #17, make all of the options listed in #17 available responses in #15 and #16.
#16 also needs to include downsize to an apartment.

#18. DIVERSE HOUSING AND NEIGHBORHOOD OPTIONS - What type of housing would you like to see more of in Smithville? Please select the photos from below that represent the type of housing options that you would like to see in the next 10 years. Please check all that apply.

- | | |
|-----------------------------|------------------------------|
| <input type="checkbox"/> 1. | <input type="checkbox"/> 9. |
| <input type="checkbox"/> 2. | <input type="checkbox"/> 10. |
| <input type="checkbox"/> 3. | <input type="checkbox"/> 11. |
| <input type="checkbox"/> 4. | <input type="checkbox"/> 12. |
| <input type="checkbox"/> 5. | <input type="checkbox"/> 13. |
| <input type="checkbox"/> 6. | <input type="checkbox"/> 14. |
| <input type="checkbox"/> 7. | <input type="checkbox"/> 15. |
| <input type="checkbox"/> 8. | |

1.



2.



3.



4.



5.



6.



7.



8.



9.



10.



11.



12.



13.



14.



15.



Suggested edit: Will the photos be color or black and white in the actual survey? Black and white make it difficult to discern differences.

#20. STRENGTHEN BUSINESS AND ECONOMIC DEVELOPMENT - Would you like to see more of the following in Smithville? (Please provide a response for each row. Scale: 1 = No increase at all; 10 = Significant increase; 11 = No opinion)

	1. No increase at all	2.	3.	4.	5.	6.	7.	8.	9.	10. Significant increase	11. No opinion
Restaurants and dining establishments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drinking establishments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shopping places	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Downtown businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Professional offices	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mixed-use development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Neighborhood services	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home-based businesses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hotel and conference center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Agricultural industries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Traditional industrial uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Flex / Tech / Life Sciences uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Suggested edit: What does "Neighborhood Services" mean?

#23. RETENTION OF SMALL-TOWN FEEL AND SENSE OF COMMUNITY - Signage and way-finding can create the environmental feel and sense of a community. Launch participants were asked what new signage might help retain the small-town feel and sense and community for Smithville. Suggestions included an entrance sign to downtown, a downtown marquee and kiosk, way-finding signs and greater intersection control. In your view, what new signage would help retain the small-town feel and sense of community for Smithville?

Suggested edit: Confused as to what "signage and way-finding" mean.
Believe that "way-finding signs" is better understood as listed in #25.

5. PUBLIC COMMENT

NONE

6. ADJOURN

SAMENUS made a motion to adjourn. DOTSON seconded the motion.

VOICE VOTE: UNANIMOUS

SMITH declared the session adjourned at 7:52 p.m.