

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

June 9, 2020

7:00 P.M.

Council Chambers

Due to the COVID-19 pandemic this meeting was held via the Zoom meeting app. City staff were at City Hall for the meeting.

Planning and Zoning Commission members attended via the Zoom meeting app. The meeting was streamed live on the city's FaceBook page through FaceBook Live. Attendance in person for the Public Hearing was made accessible for public comment on the agenda items at the Senior Center.

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

1. CALL TO ORDER

Chairman Rand Smith called the meeting to order at 7:00 p.m.

2. MINUTES

The May 5, 2020 Meeting Minutes were moved for approval by XAVIER, Seconded by DOTSON.

Ayes 7, Noes 0, Motion carried.

3. STAFF REPORT

HENDRIX reported:

We have issued 17 new residential building permits since January 1, 2020.

Price Chopper and Porter's are still under construction and on scheduled to open before Labor Day this year. The building permit for the new 8,400 square foot commercial strip mall to go in south of Scooter's Coffee is anticipated to be coming soon.

White Iron Ridge Event Center is still under construction. They are 2-3 weeks away from having the roof on and outdoor siding installed.

KCI RV Storage is about to open the first building.

There is movement on the new commercial business side of things with questions coming in on certain parcels of property in various locations. When we start getting questions about utility access it generally means someone is pretty serious about developing on a property.

The medical marijuana dispensary on the south end of town is still working to rehab the inside of their facility. They are anticipating an October opening due to not having product until then.

The medical marijuana manufacturing is still finalizing all their plans and will bring them before this Commission for approval.

MAYOR BOLEY asked if we have heard anything from Herzog?

HENDRIX stated no. We are now waiting for them to come forward with a site plan and the building plans so they can start that process. They are wanting to be under construction this summer.

4. PROPOSED CHANGES TO THE 2018 RESIDENTIAL CODES

HENDRIX stated that he has provided each commission member with a draft of the ordinance language which shows the appendixes of the code that we propose to adopt, plus the recommended changes to the code. This process started 90 days ago. State law requires cities like Smithville to post a notice informing citizen that we are looking at adopting a model code like this. We sent out emails to all builders who have pulled a residential building permit within the last 2 years so they could provide their comments and also contacted IBTS, the plan review and inspection company that we have on retainer. We worked with IBTS on their recommendation on changes. They provided us with the Kansas City Home Builders association recommendations and their recommendation to the changes when going from the 2012 Building Code to the 2018 Building Code. This is important because this group tries to make the Kansas City metro area somewhat consistent so the builders will know what the codes are going to be. Jack

informed the Commission that he and Jim Waddle, City Building Inspector had went through the codes and have recommend the following changes to the residential codes.

Proposed 2018 IRC Changes
City of Smithville, Missouri

Section	Smithville, MO
302.13 Fire Protection of Floors	Add an additional exception 5. Wood I-joists
303.4 Mechanical ventilation- less than 5 air changes per hour	Amend to less than 3 air changes per hour
R306 Sanitation	Add two provisions to require sanitary toilet facilities nearby and certain provisions for cleaning the site.
Section 319.2 Site Address Lighting (added 2012)	Single family dwellings shall have the ability to illuminate the address numbers during the hours of darkness with a power source connected to the electrical system of the house or other source of illumination.
R405.1 Foundation Drainage	Membrane not required w/ 18" of clean gravel
Section 507.9.2 Lateral Connection (Decks)	Amended to add: Installation of 1/2" lags or bolts spaced not less than 12" on center will be sufficient to attach the band or ledger joist in our area.
R602.6.1 Drilling and notching of top plate (plumbing related)	Requires minimum of 4 (Reduced from 8) - 10d nails per side for plates with > 50% of plate cut for piping.
Chapter 11 Energy Efficiency	Amend the testing requierments throughout the section
Insert Table 1102.1.1 Insulation and Fenestration Requirements	Only significant change from 2012 is improved U factors in windows from .35 to .32.
Section 1104.1 Electrical Power and Lighting Systems	This was deleted in the 2012 code due to cost and ability to get reasonably priced high-efficacy lamps. Now, LED fixtures are both reasonably priced and available. The new standard is that 90% of al permanenmt lighting must contain high efficacy lamps.
Section P2503 (Plumbing Inspections)	Amend all provisions to include "Where required by the Code Official"
Chapter 33 Storm Drainage	Amended to include specific requirements for sump pit, sump pump and associated piping, including provisions to meet the Radon Gas infiltration protection requiremnts.
E3901.9 Receptacle Outlets	Amend the portion on garages to require on plug per garage, not per garage bay. Also remove the outlet requirement outside the house adjacent to the HVAC unit since it isn't used by contractors (due to risk of tripping circuits in the house)

Proposed 2018 IRC Changes
City of Smithville, Missouri

E3902.2 Garages and Accessory Building Receptacles	Added Exception - Receptacles utilizing the provisions of this section shall be permanently marked to indicate "[Type of Equipment] Only - No GFCI Protection". (1) A dedicated receptacle supplying only a garage door opener. (2) A dedicated receptacle supplying only a refrigerator and/or freezer.
E3902.5 Unfinished Basement Receptacles	added Exception 2. A dedicated receptacle supplying only a sump pump. 3. A dedicated receptacle supplying a refrigerator and/or freezer.
E3902.12 Arc-fault Circuit-interrupter Protection	Removed the requirement for AFCI protection in family rooms, dining rooms, living rooms, parlors, libraries, dens, sun rooms, recreation rooms, closets, hallways and similar rooms and areas.
All Swimming Pool Provisions are now contained in a separate code and are addressed in those provisions.	

These are the codes that that are the most significant and wanted to make sure we addressed the Home Builders Association but more importantly we protected out local citizens. New homes will have to be better quality houses with these new provisions.

Public Hearing: None

Public Hearing closed

MAYOR BOLEY made a motion recommend approval of the proposed changes to the 2018 Residential Codes. Kathcart seconded the motion.

Discussion:

DOTSON asked if they are saying one receptacle for the entire garage?

MAYOR BOLEY stated they were wanting one GFI receptacle per bay.

HENDRIX stated that this is in addition to any specialty receptacles such as for a garage door opener, etc. would not be included in this count. If you have a circuit dedicated to a refrigerator in your garage it is also not counted.

DOTSON asked if there was any kind of roofing code changes?

HENDRIX stated no.

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

AYES-7, NOES-0. MOTION PASSED

XAVIER stated that the Parkhill School District had a relationship a number of years ago with a national organization whose primary interest was green or carbon footprint construction. Does the Homebuilders association, the City or any of the agencies around the county have something like this that recognizes positive changes in terms of carbon footprint?

HENDRIX stated that for the City we do not because it is not in our budget, but the code does have specific LEED certification. There are about four or five certifications that houses can get. They are all options under the energy efficiency code.

5. ADJOURN

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

VOICE VOTE: UNANIMOUS

SMITH declared the session adjourned at 7:30 p.m.