

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

October 13, 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 YouTube page through YouTube Live.

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

1. CALL TO ORDER

Vice Chairman Connor Samenus called the meeting to order at 7:01 p.m.

2. MINUTES

The September 8, 2020 Meeting Minutes were moved for approval by DOTSON, Seconded by XAVIER.

Ayes 4, Noes 0. Kathcart, Mayor Boley and Smith were not present for this vote. Motion carried.

3. STAFF REPORT

HENDRIX reported:

At the Marketplace: Porter's Ace Hardware is now open. Price Chopper will open Wednesday, October 14. There will be a 7:30 a.m. ribbon cutting ceremony. We have received the initial application for a new restaurant at the Marketplace. Once the contingencies for it close they will release the

name. The 8,400 square foot strip mall is under construction now. They started footings today.

Permits have been issued for the new Shamrock gas station and convenience store. They will start by building a much bigger store behind the existing one and then tear down the existing store once the new one is completed, and they build the rest of the structures.

The Herzog Foundation building is going out for bid at the end of the week.

The second building at the KCI RV Center is under construction.

White Iron Ridge event center is still under construction.

We have issued 35 single family home permits issued so far this year. Considering that we have a massive shortage of lots that number is not too bad. The developer of the Greyhawke subdivision is getting ready to open a new phase and will be recording that plat soon. The developer indicated that once that is done, they will be applying for eight single family building permits before the end of the year. The Eagle Ridge subdivision behind the high school is back under construction as well.

The Main Street trail project is under construction.

HENDRIX said he has heard that the vacant property across from the Marketplace (north of the old Lowman's Café building and south of Hillside Plaza) is under contract for development.

The Hershewe strip mall at the intersection of Commercial St and 169 Hwy has begun its demolition. We have not heard that anything is planned to be built there yet.

ALDERMAN WILSON asked if we know when the new Humphrey's restaurant will open?

HENDRIX stated that he heard it will open in possibly 2 ½ weeks. They are getting close.

DOTSON said that someone told her that they heard that it's possible that Dairy Queen might be coming to Smithville. Is this true?

HENDRIX stated that he has heard the rumors as well. He knows they were interested in coming here back in 2017. He believes they are looking but just haven't found the right property yet.

XAVIER asked for an update on the marijuana dispensary.

HENDRIX stated that they are remodeling the inside on the building currently. That should be ready in another week or two for inspections. What he doesn't know is if they have any product to allow them to open yet.

4. DISCUSSION OF PARK FEES FOR NEW SUBDIVISIONS, DEFINITIONS, AND PAST PRACTICES

HENDRIX stated that an email was sent out to the commission this afternoon with a sheet on the 2 relevant code provisions. The first one is the subdivision code related to parkland and parkland dedication. There is another provision later in the ordinance that gives you an understanding of how we got to the interpretation. The term "residential" in our subdivision code is an undefined term. In the subdivision code for Smithville the word residential has been limited to the districts with an "R" in the front. For example: R-1, R-2, R-3, etc. That is the only interpretation that was in effect and has been this way since he started working for the City. When you have an agricultural development that someone splits up into several different lots zoned A-1 or A-R, there is no parkland dedication requirement because of the past interpretation. Past practice is easier to change than it is an ordinance. We don't have to change an ordinance but it would mean that by providing notice to the general public that any application after this date will be treated as though "residential" in development doesn't mean the zoning but if it has a residential use or a dwelling unit on it they would be subject to the provisions of the parkland dedication and if they don't have land they can pay the fee in lieu of dedication. The folks that live in subdivisions with lots that are 3 to 10 acres in size like the Estates at the Ranch, Estates at Wilkerson Creek, etc., also use our parks but did not dedicate land under the dedication requirement. So, in other words, by making a slight definitional change so that "residential" means any place a person lives versus the dwelling zoned district it makes it easier and fair for everyone on how we do this.

ALDERMAN WILSON stated that she thinks this is a really good move with what we are looking at with the Comprehensive Plan to roll that out with the expectations that the community shares with Parks and Recreation.

HENDRIX stated that we are working with our city attorney to clarify a better way to handle it other than in just new developments. There may be alternative methods for us to address the park impact of new residential uses. Anything he suggests will obviously end up back here in front of the Planning Commission. Seeing that no one has objections to this concept he will proceed with getting that paperwork ready to get the notice out to the public.

5. COMPREHENSIVE PLAN UPDATE---PRESENTATION OF DRAFT COMPREHENSIVE PLAN AND DISCUSSION

HENDRIX stated that the Commission was given a draft of the Comprehensive Plan for them to take a look at. He requested that if any of the commission members have suggested edits to send those to him in a detailed email and he will get those to the consultants. We will also be talking through editorial concerns tonight. He introduced Leslie Deacon with John Stover and Associates and Heather Branigin with Future IQ. They are here to roll out the draft of the Comprehensive plan. They will take questions from the commission and may have questions of their own for the members of the commission.

MS. DEACON stated that they are excited to share this draft of the Comprehensive Plan with the Commission and start getting some input. This has been a work in progress for the better part of 6 months. We think that the next 10 years in Smithville are going to be very exciting. In this plan you are going to see is 7 distinct sections. The first section provides the background concepts of the Comprehensive Plan and really sets the stage. The second section provides the existing conditions of the city in terms of population, demographics, and characteristics. We also include the projections for 2030 for what we expect to see as far as growth, change, employment, and population. The third section picks up where the strategic visioning work from the previous report ended. We take the 5 pillars and go into more detail with the big ideas that came out of the visioning work. The fourth section brings those pillars back together and sets the stage for the idea of a modern community oasis for 2030 which was the end result of the strategic plan. The fifth section goes into more of the planning side of the

Comprehensive Plan. You will see the existing conditions from a land use perspective in the city. You will also see the future land use map. The sixth section is what we call the road map section. This is where we look at where we live, work, and play which is where our character areas and the schematic ideas of these distinct areas throughout the city come in to the Comprehensive Plan. We also provide the ideas of how we move through the city for transportation planning and infrastructure as well as some city policy and master planning efforts that are anticipated in the coming years. All of this ties into the seventh section with our implementation matrix. This is really the "meat" of most Comprehensive Plans. This will have our strategic action items oriented under a series of goals that came out during our visioning work, actions that were derived at the task force level, conversations that we all have had as a group in August and September. Within that implementation matrix we identify the goals that are associated through each of the pillars and provide a series of action steps to help achieve those goals within the next 10 years as well as time frame and priority. This draft will be polished up and formatted for public viewing. She asked the Planning Commission if they had some verbal comments or reactions to the Comprehensive Plan document.

ALDERMAN WILSON said that she thought that this was very well put together. She attended a lot of the task force virtual meetings in July and August and could really relate to how it was presented here. All of the information was put together in an easy to read and understand document. She had a question about page 68 which is showing the major trail networks. There is a little bit of a trail up at Diamond Crest and hopefully being able to connect that down to Wildflower at the school. She asked why this is not reflected on this map?

HENDRIX stated it is not showing because we don't have the easements yet for a lot of it. If you would like to see the map tweaked a bit he will discuss that with Ms. Deacon.

ALDERMAN WILSON stated that since this map is showing current and proposed trails we should have it added.

SAMENUS stated he agrees that they have done an amazing job on this. Towards the end of the document where it ranks action items by time and priority he asked if those were sorted any sort of way or is it just go by how they were mentioned in the document?

MS. DEACON stated that their major framework for organizing the implementation matrix was primarily under the strategic pillars. We thought that this was a really unique opportunity to ensure that the strategic pillars which we know are important to the community remain important over the next 10 years and also give the city the ability to be able to tangibly say this is what we are doing to try and achieve that vision. It was then organized by goals. If there are any specific ordering comments or certain areas that you think should be upfront or listed first we can take another look at the ordering of the goals. Something that is not in the draft supplied tonight but will be in the final version is also providing in the appendix a secondary list of the same action steps but organized by character area.

ALDERMAN WILSON asked the commission if it would make more sense to have these listed in the priority order?

SAMENUS stated that was kind of where he was going when he asked his question. He thinks that priority would be helpful.

DOTSON stated that she agrees that ordering by priority would be good and maybe even take it one step further and for each pillar take everything that applies to that pillar and have it by priority under the pillar.

ALDERMAN WILSON agreed with Dotson.

MAYOR BOLEY asked if we could put that in as a supplemental at the end? So that we have it presented both ways.

MS. DEACON stated that this could be done. Is it still important to sort this by each pillar and then list the priorities under each pillar or is it more helpful to remove the pillar elements and then just list everything that is a high priority, moderate priority, and then low priority?

DOTSON stated that she thinks the pillars should still be listed.

ALDERMAN WILSON suggested still separating by pillars but grouping all of the high priority together.

MS. BRANIGIN stated that another way to do this would be by timeline.

HENDRIX stated that he was thinking this as well. Sorted by each pillar, sorted by priority, and sorted by timeline. This would give us 3 options each sorted differently.

MAYOR BOLEY and DOTSON both agreed that was a good idea.

XAVIER asked if the term "small town feel" has been defined and clarified in the document? She is concerned that future developers coming in. Can you have development at this kind of scale in the next 10 years and still maintain a small town period let alone a small town feel?

HENDRIX stated that this question was asked a bunch during the task force meetings. I don't know that there is a specific definition because it means a lot of different things to different people. What we have done in the small town feel portion is placed the priorities and actions items in there. So, it doesn't define it but it says this is what the citizens of Smithville have said are their priorities and the timing of their priorities to maintain that feeling.

MS. DEACON stated that in the third section where we introduced these pillars the small town feel pillar has a dedicated area at the beginning of the comprehensive plan that does bring in some of those attributes of what we heard small town feel means. She made a note to herself to take another look at this and make sure this is still clear.

MS. BRANIGIN also stated that section 3.3.0 is really important to read. You will see a lot of what people hope for and aspire with that feel.

WAGNER stated that the small town feel has been discussed and vetted over the past 18 months starting with the Strategic Planning process that was done by Future IQ as well. Small town feel is really well defined in that Strategic Planning document. It might be helpful to go back and read through that as well.

MS. DEACON asked the commission if there was anything that was missing from the document and were curious about why it wasn't included?

No comments from the commission were provided.

MS. DEACON stated that the starting early to mid-next week they plan on publishing the draft on the portal so that the public has an opportunity to see this Comprehensive plan. If there are areas of concern or key points

that would be important to discuss before that gets published it would be helpful to have all the feedback by the end of this week.

MS. BRANIGIN stated that if we could have all input by October 27th that would be great. However, if you would like your input to be put into the design version that we will have for next week it would be great to have by this Friday.

DOTSON stated that she really liked the inclusion of the public comments off to the side. She was concerned that some citizens names were listed with their comments and wanted to make sure we had their permission to do so. Is there an expectation of privacy?

HENDRIX stated no, if they made the comment directly on the portal and they signed their name off on it then that is why we listed their name. If they provided their comment through a survey or part of the task force process and their name was not specifically attributed, then we just listed it as a comment.

MS. DEACON thanked everyone who participated in this process and provided feedback.

DOTSON stated that they did a fantastic job putting this together and is so pleased with the collaboration of everyone involved. For her, looking back at what Smithville used to be and what it is becoming and its possibility for potential in the future it is very gratifying.

MS. DEACON and MS. BRANIGIN both thanked the Commission as well.

6. ADJOURN

XAVIOR made a motion to adjourn. ALDERMAN WILSON seconded the motion.

VOICE VOTE: UNANIMOUS

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