

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

December 8, 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, Alderwoman Melissa Wilson, Dennis Kathcart, Carmen Xavier, Connor Samenus, 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 November 10, 2020 Meeting Minutes were moved for approval by KATHCART, Seconded by SAMENUS.

Ayes 7, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

At the November 17 Board of Alderman meeting, they approved the new 2030 Comprehensive Plan.

We are at mid-40's for issued building permits for single family homes since January 1. There are 5 new lots that have been staked but they have not submitted permits for yet.

The Commercial construction underway at this time is the Herzog Foundation, Shamrock Gas Station, the second building at KCI RV Storage Center, a strip mall at the Marketplace, and Shoreline Fiberglass building. The construction of White Iron Ridge and Nodaway Valley Bank are both almost complete.

The construction for the Eagle Ridge subdivision by the High School is about done with their underground construction. It will then do the grading for streets, etc.

The second phase for the First Park industrial park is under construction as well. They are probably 40% done with the storm water work. They will then construct the rest of the underground infrastructure work. They should be ready by spring with streets in and construction starting on the lots.

The Main Street Trail project is moving along and has about 80% of the concrete in.

The second phase of the Streetscape will be coming early next year. It will go from Commercial Street to Liberty Road and along Heritage Park.

XAVIER asked if there has been any movement on the old Price Chopper building?

HENDRIX stated that it has been purchased by Star Development. They are actively advertising it for lease, but we have not heard of a tenant.

XAVIER also asked about the marijuana dispensary.

HENDRIX stated that they have had a final inspection, but they are still working on their paperwork for the State.

SMITH asked if there are any more tenants for the Marketplace yet?

HENDRIX stated that no one has been publicly identified yet.

4. PUBLIC HEARING--- SET INITIAL ZONING FOR 18523 COUNTY LINE RD

HENDRIX stated that this is for the recently annexed property on the SE corner of 188th Street and County Line Road. The applicant has requested that the zoning be set at A-R.

Public Hearing: None

Public Hearing closed

5. ZONING 18523 COUNTY LINE RD. TO A-R

HENDRIX stated that the Commission has before them the Staff Report, the RFA and the Findings of Facts documents.

XAVIER motioned to approve the zoning of 18523 County Line Rd. to A-R. Seconded by KATHCART.

DISCUSSION: None

THE VOTE: DOTSON-AYE, MAYOR BOLEY-AYE, KATHCART-AYE, SAMENUS-AYE, ALDERWOMAN WILSON-AYE, XAVIER-AYE, SMITH-AYE.

AYES-7, NOES-0. MOTION PASSED

6. PUBLIC HEARING--- LANDMARK FARMS FINAL PLAT--- 10 LOT SUBDIVISION AT 18523 COUNTY LINE RD.

HENDRIX stated that this proposed subdivision will be called Landmark Farms. If he remembers correctly the land has one existing home already on it. It already has public utilities all around it.

Public Hearing: None

Public Hearing closed

7. FINAL PLAT--- LANDMARK FARMS--- 10 LOT SUBDIVISION ON 77 +/- ACRES AT 18523 COUNTY LINE RD.

HENDRIX stated that the Commission has before them a Staff Report that lays all of this out.

KATHKART motioned to approve the Final Plat for Landmark Farms.
Seconded by XAVIER.

DISCUSSION:

KATHCART asked if each lot will have its own separate driveway?

HENDRIX stated yes. The lot width for each is roughly 300 feet. Lots 1-4 are roughly 3.5 acres each and lots 5-10 are roughly 10 acres each.

ALDERWOMAN WILSON questioned since this is split between 2 counties would the Smithville Police Department be the law enforcement agency in Platte County?

HENDRIX stated yes.

THE VOTE: KATHCART-AYE, MAYOR BOLEY-AYE, DOTSON-AYE, XAVIER-AYE, ALDERWOMAN WILSON-AYE, SAMENUS-AYE, SMITH-AYE.

AYES-7, NOES-0. MOTION PASSED

8. ADJOURN

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

VOICE VOTE: UNANIMOUS

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