

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

February 9, 2021

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 6:59 p.m.

2. MINUTES

The December 8, 2020 Meeting Minutes were moved for approval by SAMENUS, Seconded by ALDERWOMAN WILSON.

Ayes 7, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

We finished 2020 with 50 single family home permits. This is close to what we anticipated. Since January 1, 2021 we have only issued 4 single family home permits.

Commercial construction was very big for us last year. This year also seems to be starting off well. We have received the first tenant finish permit application for the strip mall at the Smithville Marketplace. This will be on

the south end of the building and will be a Domino's Pizza. The other 6 units remain unspoken for currently.

The lot north of the entrance to the Smithville Marketplace will be transferring hands soon. It will likely be another fast-food franchise going in there. It is not quite a done deal so we cannot release any names just yet.

We will be getting a revised application for First Park Industrial subdivision. The sales of these lots have gone so well that they are preparing to do the final phase. This will extend the road further to the south. They will probably come back with a preliminary plat change. They are going to put in another road that runs further to the west to get in a few smaller lots. They are not seeing much interest in the 10, 12 and 18 acre tracts but all their 1, 2 and 5 acre lots are gone already. We should expect this at our April or May meeting.

We have a couple of rezoning requests that will be on the March meeting agenda. One of them is a property across 169 Hwy from the Smithville Marketplace. It's the Farmer tract that has been sitting vacant for some time now.

The other rezoning request is just east of City Hall on Main Street across from Heritage Park. They are seeking to rezone it to R-3. They will tear down an old house that sits on the property and build a new set of apartments. Everything around this property is already zoned R-3.

4. PUBLIC HEARING (FOUR SEPARATE PUBLIC HEARINGS):

- **SET INITIAL ZONING FOR 2411 NE 157TH TERR**
- **SET INITIAL ZONING FOR 15726 N CHESTNUT ST**
- **SET INITIAL ZONING FOR 15701 N WABASH ST**
- **SET INITIAL ZONING FOR 15808 N CHESTNUT ST**

HENDRIX stated we have 4 properties in the Lakeside Crossing subdivision that recently annexed into the city. We now need to set the initial Smithville zoning for them. Each of the 4 lots will require their own public hearing.

2411 NE 157th Terr:

Public Hearing:

Travis Torres—Son of Mario Torres---Stated that he is filling in for his father and doesn't have much to say about the actual properties themselves. He is just looking at getting a little more informed about what is going on.

Public Hearing closed

15726 N Chestnut St:

Public Hearing: None

Public Hearing closed

15701 N Wabash St:

Public Hearing: None

Public Hearing closed

15808 N Chestnut St:

Public Hearing:

Ron Eason---15808 N Chestnut St---Stated that he would like to thank Mr. Hendrix personally for reaching out to them 6-8 months ago after they had purchased this property. They were unaware of there being a voluntary annexation motion. As Mr. Hendrix explained everything to us the impact to them would be neutral and this seemed to make sense.

Pam Eason---15808 N Chestnut St---Stated that they were also there tonight to see if there was anything they had not been informed of and that they do need to be aware of.

Public Hearing closed

5. ZONING FOUR LOTS IN LAKESIDE CROSSING TO R-1B (ONE ORDINANCE RECOMMENDATION)

HENDRIX stated that in the packet the Commission has the proposed Findings of Facts and Conclusions of Law document and a copy of the Ordinance that will go to the Board of Alderman if your recommendation is in favor of or opposed to the rezoning.

MAYOR BOLEY motioned to approve the Finding of Facts and initial zoning for the four lots in Lakeside Crossing to R-1B. Seconded by SAMENUS.

DISCUSSION:

MAYOR BOLEY thanked staff and the residents for all their hard work on getting this taken care of.

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

AYES-7, NOES-0. MOTION PASSED

6. ADJOURN

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

VOICE VOTE: UNANIMOUS

SMITH declared the session adjourned at 7:17 p.m.