

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION
September 14, 2021
7:00 P.M.
Council Chambers

Due to the COVID-19 pandemic this meeting was held via the Zoom meeting app.

City Staff and Planning and Zoning Commission members attended via the Zoom meeting app and in person at City Hall. The meeting was streamed live on the city's YouTube page through YouTube Live.

Those attending the meeting: Deb Dotson (zoom), Alderman John Chevalier (zoom), Mayor Damien Boley (in person), Dennis Kathcart (zoom), Carmen Xavier (zoom), Rob Scarborough (zoom), Chairman Rand Smith (in person), and Development Director Jack Hendrix (in person).

1. CALL TO ORDER

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

2. MINUTES

The August 10, 2021, Regular Session Meeting Minutes were moved for approval by MAYOR BOLEY, Seconded by ALDERMAN CHEVALIER.

Ayes 7, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

We have issued 41 single family residential permits and 8 commercial building permits since January 1, 2021. Under the zoning permit side (infrastructure permits) we have 3 active construction projects. They are First Park 2nd plat, Eagle Ridge and Diamond Creek subdivisions.

Jack anticipates at the October meeting a 3-lot commercial subdivision located by the Post Office will be brought forward to this commission.

There is also a potential for the Eagle Heights subdivision coming back to this commission soon. We believe the subdivision name will be changing as well. It is the same concept that it was presented to us 3 months ago but was pulled at the last minute by the developer. They have reworked some things and will be bringing this back to us.

SMITH asked Mr. Hendrix about the status of the construction at the Shamrock gas station.

HENDRIX stated that they had to completely remediate the existing gas tanks. There is a process in Missouri on how they do that. Once that is done they will put in the new tanks. They also have a retaining wall in the ditch area on the south side that is not complete but are starting to make progress on. They have had issues with some of the subcontractors but are starting to make some progress now.

SMITH also asked if there was an estimated completion date for Burger King?

HENDRIX stated that there is not. Construction on this project starts and stops. They poured concrete today on the south part of the parking lot and the drive thru lanes. They still do not have power set and not we are 100% certain why. Domino's Pizza is 98% complete but they still don't have power in yet, but they are working on it. Jimmy John's just started work and so has the dental office in that same strip mall.

MAYOR BOLEY stated that a lot of Evergy's linemen have been deployed to Louisiana. Getting work done on electricity up here is prioritized on emergency and then down the line.

KATHCART asked if Attic Storage installed the water line under 169 Hwy yet?

HENDRIX stated that they have not. They are able to build the first buildings on the south side first. Due to the size of these buildings, they are not required to have fire sprinklers. They do have a new water line attachment

and hydrant installed that went through the Public Works department and Fire department.

4. SINGLE PHASE FINAL PLAT – LIBERTY ACRES 2ND PLAT – A REPLAT OF LOT 2, LIBERTY ACRES SUBDIVISION TO CREATE ONE NEW LOT (2 TOTAL)

HENDRIX stated that this is currently a 17-18 acre tract of land that has frontage on Commercial Street and Liberty Street. It is located north of the Eagle Ridge subdivision. The owner, Mr. Blake, currently lives on what would eventually become lot 3 if this is approved. He is seeking to sell off the back side of his property that has frontage on Liberty Street. It would be a roughly 6 acre tract of land.

MAYOR BOLEY motioned to approve the Single Phase Final Plat, Liberty Acres 2nd plat. Seconded by KATHCART.

PUBLIC COMMENT: None

DISCUSSION: None

THE VOTE: SCARBOROUGH-AYE, ALDERMAN CHEVALIER-AYE, XAVIER-AYE, SMITH-AYE, DOTSON-AYE, MAYOR BOLEY-AYE, KATHCART-AYE.

AYES-7, NOES-0. MOTION PASSED

5. ADJOURN

Before the meeting was adjourned Mayor Boley informed the commission that this is Mr. Smith's last Planning and Zoning meeting. He has served on this commission for the last 8 years and 8 months. He was initially appointed to fill an unexpired term. He has served on this commission through a time where a lot of change occurred in Smithville. He has served as Vice Chairman and his most recent role as Chairman. Mayor Boley and Mr. Hendrix presented Chairman Rand Smith with a letter of recognition for all of his hard work and time spent serving this commission.

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

VOICE VOTE: UNANIMOUS

SMITH declared the session adjourned at 7:13 p.m.