

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

November 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 and 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 John Chevalier, Mayor Damien Boley, Dennis Kathcart, Melissa Wilson, and Development Director Jack Hendrix. Rob Scarborough was absent. Carmen Xavier resigned from the commission after the last meeting on 10/12/2021.

1. CALL TO ORDER

Chairman Melissa Wilson called the meeting to order at 7:00 p.m.

2. MINUTES

The October 12, 2021, Regular Session Meeting Minutes were moved for approval by MAYOR BOLEY, Seconded by KATHCART.

Ayes 5, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

At our December meeting we will have a site plan approval for several townhome style apartments located at 319 E Main Street. This property was rezoned mid-summer this year.

We will also have McBee's Coffee and Carwash and their subdivision at December's meeting. They were hoping to be on tonight's agenda for just the site plan approval, but we did not get all of the data on it.

There is a lot going on at the strip mall located at the Smithville Marketplace. Construction has been finalized at Domino's Pizza and they are now open. The dental office on the other end of the strip mall is still under construction and is making progress. We are waiting for final contractor information for Jimmy Johns. Once we have this, we will issue the permit for work to start there. This leaves one unit available inside this strip mall.

Burger King is really close to completion.

Construction continues on the storage buildings at the Attic Storage location.

First Park Industrial subdivision has the streets in, and they are working on redoing some of the storm sewer that was not going to be approved by the city. The water has been approved and the sewer still needs to be installed.

The medical marijuana facility is still under construction. They poured about 1/3 of the floor. It is going to take roughly 162 trucks of concrete to pour the floor alone. They are hoping to have steel on site by mid-December to start the building.

There has been discussion about a spec building going up in the First Park subdivision for potential contractor rental. This would allow them to rent and have a garage to store their equipment and vehicles in and an office space with potentially 5 or 6 units in a strip scenario there.

In the coming months we expect to have a rezoning and a planned development approval for the property north of 144th Street on the east side of 169 Hwy. Someone is also diligently working to purchase the old strip mall that was torn down recently. No word on if that has made any progress.

The Diamond Creek subdivision is still under construction with grading for the lots and the road continuing. We still do not know if they have DNR approval yet for the water and sewer. This must be on file with us before they can start this underground work.

Eagle Ridge subdivision is having problems getting the soil to pass a proof roll, so they are looking at putting a Portland Cement mix into the subbase. A proof roll is a test that requires a fully loaded tandem axel truck to drive across the soil where the streets will be located and not pump or leave marks. Once the proof roll passes, they will be able to install the curbs. Once the curbs are installed and if there have not been any big rain events that would require another proof roll, they can start installing the asphalt.

MAYOR BOLEY stated that the Board of Aldermen will discuss at their meeting next week about in person meetings for future Board and Commission meetings. We will still have the hybrid option available if you need to join remotely but plan on meeting in the council chambers in January.

4. PUBLIC HEARING: PLANNED DEVELOPMENT OVERLAY DISTRICT RICHARDSON STREET PLAZA

HENDRIX stated that this property sits east, west and north of the Post Office. The planned development overlay district which is the conceptual plan is required because the lot sizes are different than what our zoning code allows. All of the lots will have some frontage and be accessed off of a central road. The developer has indicated that he does not have any specific tenants identified which is why he does not want to go through the extra step of adding the architectural plans for the buildings in this process. He is aware that as each entity comes forward, they will have to go through the site plan process for the buildings excluding the stormwater and traffic studies that is part of this project. The applicant and his engineer are both present at the meeting tonight and can answer any questions.

Public Hearing: None

Public Hearing closed

5. RICHARDSON STREET PLAZA PLANNED DEVELOPMENT OVERLAY DISTRICT. 3 LOTS TO BE CREATED AT 169 HWY & RICHARDSON St (NW CORNER)

ALDERMAN CHEVALIER motioned to approve the Richardson Street Plaza Planned Development Overlay District. Seconded by KATHCART.

DISCUSSION: None

THE VOTE: DOTSON-AYE, MAYOR BOLEY-AYE, KATHCART-AYE, WILSON-AYE, ALDERMAN CHEVALIER-AYE.

AYES-5, NOES-0. MOTION PASSED

6. PUBLIC HEARING: SINGLE PHASE FINAL PLAT RICHARDSON STREET PLAZA (3 LOTS)

HENDRIX stated that this subdivision will create 3 lots and it must match the recommended conceptual plan overlay for zoning purposes, which it does. There is water available on Richardson Street and on a part of 169 Hwy. They are going to be required to construct a water line through their development in a separate easement for water that will go along the access road. On the east side of this property there is already an easement for the existing gravity sewer. Each lot will have direct access to the sewer. They have full approval for the stormwater plan. The only thing our engineer asked is that when the buildings go in if they have any miniscule variances with the approved stormwater study they then reevaluate to see if they have to adjust. The building sizes shown on the plan are just potentials and someone may not need that exact size but if they go up in the size of the building, they will need to make corrections in the size of the stormwater basins that are required. The developer conducted a traffic study which revealed that a traffic light is warranted at Richardson Street and 169 Hwy. We are working with the library, the proposed new carwash and MODOT to try and come up with a funding package for the traffic light. Staff recommends approval of the proposed final plat based upon adherence to the conditions contained in the staff report.

Public Hearing: None

Public Hearing closed

7. RICHARDSON STREET PLAZA FINAL PLAT (3 LOTS)

DOTSON motioned to approve the Richardson Street Plaza Final Plat.
Seconded by KATHCART.

DISCUSSION:

DOTSON asked if the new stop light would have turns lanes?

HENDRIX stated that it's ultimately subject to MODOT's design and approval.

WILSON asked about Richardson Street and if there would be turn lanes there? Will it be up to MODOT or the City?

HENDRIX stated that it's MODOT's intersection and they control who comes in and out. Both east and west bound Richardson Street have turns lanes currently.

DOTSON asked if a crosswalk would be part of the design?

HENDRIX stated yes.

WILSON stated that there currently are no sidewalks on Richardson Street but ask if there anything in the plans to get them added?

HENDRIX stated that they would be part of the actual design plans. 5-foot sidewalks are required on all public streets, and we anticipate that it will incorporate throughout this development.

WILSON asked since we reached out to the library about the funding for the stop light would it be possible to reach out to the strip mall as well?

HENDRIX stated that we can ask to see if they would be willing to be a part of the funding. It would certainly improve access for them.

THE VOTE: MAYOR BOLEY-AYE, KATHCART-AYE, DOTSON-AYE, WILSON-AYE, ALDERMAN CHEVALIER-AYE.

AYES-5, NOES-0. MOTION PASSED

8. ADJOURN

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

VOICE VOTE: UNANIMOUS

WILSON declared the session adjourned at 7:32 p.m.

NOT YET APPROVED