

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

April 11, 2023

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman Melissa Wilson called the meeting to order at 7:01 p.m.

A quorum of the Commission was present: Melissa Wilson, Alderman John Chevalier, Dennis Kathcart, Deb Dotson, Billy Muessig & Mayor Damien Boley. Rob Scarborough was absent.

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The March 14, 2023, Regular Session Meeting Minutes were moved for approval by KATHCART, Seconded by MUESSIG.

Ayes 6, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

Stated construction continues on several commercial projects. Attic Storage on the south end of town is getting closer to completion. McBee's Coffee N' Carwash is starting to come out of the ground with their building. The Richardson Street Plaza lots are being graded and the retaining walls are being installed to allow them to be usable lots. We have a tenant finish project at 117 S Commercial St which will be a microbrewery. They are under construction now with new sidewalks and some plumbing work but 98% of their work will be on the inside of the building.

Since January we have issued 7 new single family residential permits this year. The total amount of value for these is \$2.2 million which averages \$314,000 per unit and doesn't include the cost of the land.

4. PUBLIC HEARING:

- **WOODLAND WEST SINGLE PHASE FINAL PLAT – 6 LOTS AT 517 HAWTHORNE STREET**

Public Hearing Opened

HENDRIX gave an overview of the proposal. The staff report has been provided to the commission.

There were no members of the public that signed up to speak.

Public Hearing Closed

5. SINGLE PHASE FINAL PLAT – WOODLAND WEST

- **REQUEST TO DIVIDE INTO 6 LOTS A PARCEL AT 517 HAWTHORNE STREET**

KATHCART motioned to approve the Single Phase Final Plat for Woodland West. Seconded by DOTSON.

DISCUSSION:

HENDRIX informed the commission that staff recommends approval conditioned upon meeting the condition that park fees be paid and a sidewalk easement be located along the north of the subdivision.

WILSON did question Mr. Hendrix about #3 in the staff report relating to the grade of the lots.

HENDRIX stated that some lots along Maple Avenue have about 2-3 feet where the base of the lots are a little below grade. As it relates to where the public infrastructure is located its level. It really only affects lots 5 & 6. Lots 1-4 are all pretty much flat.

MUESSIG asked if there is existing sidewalks at this location?

HENDRIX reported there is existing sidewalk on the west side of Maple Avenue. There will be new curb cuts and approaches installed so the sidewalks will have to be adjusted around it. There will be new sidewalks installed on the Hawthorne Street side.

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

AYES-6, NOES-0. MOTION PASSED

6. PUBLIC HEARING:

- **AMEND CONCEPTUAL PLAN FOR FAIRVIEW CROSSING AT 144TH STREET AND US 169 HWY**

Public Hearing Opened

HENDRIX gave an overview as to why this amendment is being requested. The staff report has been provided to each commission member.

Kathy Phillips—401 NW 144th Street—Stated that down 144th St on the east side there are houses worth nearly a half a million dollars and she disagrees with building townhomes and apartments. It would be nice to have houses there instead and feels that we have enough businesses. Spoke about the numerous car crashes that have happened over the years and how dangerous the area is for traffic.

Hank Mildenberger—102 Gilliland Circle—Questioned what would happen with the existing creek and if a drainage study has been done.

HENDRIX stated that there has been a drainage study done. There will be new studies done as this property develops. As each study is completed they will be posted on the city's website. The creek is a natural drainage area and the plan is to leave it there. On the east end the plan is to install a detention basin for the water from the development to drain into and then slowly drain into that creek.

Dean Burns—14622 Shamrock Way—Asked what the plan was for the existing tree line behind the houses in Hills of Shannon. He doesn't want to look out his back deck and see businesses and other residential properties. Also asked what will be done about the noise that will come from the apartments or townhouses.

HENDRIX stated that the area that Mr. Burns is concerned about is behind Hudson Ln or Kinsley Ct is part of tract B and is going to be the natural drainage area and there is no plans to tear out those trees. It provides a buffer for both properties.

Public Hearing Closed

7. CONCEPTUAL PLAN AMENDMENT FOR FAIRVIEW CROSSING

- **CHANGE THE LOCATION OF STREETS, EASEMENTS AND DENSITY OF RESIDENTIAL UNITS**

MUESSIG motioned to approve the Conceptual Plan Amendment for Fairview Crossing. Seconded by ALDERMAN CHEVALIER.

DISCUSSION:

Matt Cross—Kaw Valley Engineering--8040 N Oak Trfy KCMO—He is the Civil Engineer for this project. Provided background information to the commission about this site. They have and will continue to do stormwater studies. They have met with MODOT to make sure they meet their concerns about traffic safety and the requirements they have set forth. He explained why a J turn is being installed instead of a traffic light. We feel like we have mitigated any issues that may come up.

WILSON stated that she had questioned why there wouldn't be a traffic light instead. The more she read she understood that the crossover would be

taken out and the J turns installed and that would be a little further south. The one going south will be installed a quarter of a mile south of where the crossover is now. Where will the other one be installed at?

MR. CROSS stated that it will be installed in the location of the project to the north.

WILSON also asked if there was any discussion about lowering the speed limit down to 45 mph or is this something the city would have to discuss with MODOT?

HENDRIX said that MODOT will want to see what the traffic actually does. They won't make any changes until a warranted need is shown.

DOTSON asked if this area was part of the work, live, play area on the strategic plan?

HENDRIX confirmed that she is correct. He also further explained that MODOT put a lot of thought into this and was adamant that a traffic light was not going to be installed. From a staff perspective, we are confident in all of the studies done and have approved them all and are good on that end.

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

AYES-6, NOES-0. MOTION PASSED

8. PUBLIC HEARING

- **PRELIMINARY PLAT FOR FAIRVIEW CROSSING SUBDIVISION TO CREATE 3 MULTI-FAMILY RESIDENTIAL LOTS AND 10 COMMERCIAL LOTS ON 53 +/- ACRES AT 144TH ST AND US 169 HWY**

Public Hearing Opened

HENDRIX gave an overview of the proposal. The staff report has been provided to each commission member.

Kathy Phillips—401 NW 144th Street—Asked if the city knew what businesses will be in this subdivision? Asked if the apartments are low income? Stated that it would be nice to have more apartments for senior citizens. She also feels that it would be nice if there was more communication from the aldermen in her ward.

HENDRIX stated no. It will just be general commercial. One of the buildings is identified as a hotel. The apartments are not low income.

Public Hearing Closed

9. PRELIMINARY PLAT – FAIRVIEW CROSSING MIXED USE DEVELOPMENT

- **CREATE THE PRELIMINARY PLAT LAYOUT IN ACCORDANCE WITH THE AMENDED CONCEPTUAL PLAN**

MUESSIG motioned to approve the Preliminary Plat for Fairview Crossing Mixed Use Development. Seconded by DOTSON.

DISCUSSION:

ALDERMAN CHEVALIER asked what the timeline is for the first phase?

HENDRIX stated that based on his conversations with the developer he believes later this spring or summer.

Shane Crees—13530 Mt. Olivet Rd—Stated that he is the developer. He explained the timing for the phases of construction.

MAYOR BOLEY asked which phase the tie in to 144th St would happen.

Mr. Crees stated that before phase 2 can start the tie in must occur.

WILSON asked if the improvement to 169 Hwy would happen at phase 2 as well?

Mr. Crees stated yes.

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

AYES-6, NOES-0. MOTION PASSED

10. ADJOURN

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

VOICE VOTE: UNANIMOUS

CHAIRMAN WILSON declared the session adjourned at 7:45 p.m.

NOT YET APPROVED