

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

June 11, 2024

7:00 P.M.

City Hall Council Chambers and Via Videoconference

1. CALL TO ORDER

Chairman John Chevalier called the meeting to order at 7:01 p.m.

A quorum of the Commission was present: Alderman Melissa Wilson, John Chevalier (via Zoom), Rob Scarborough, Billy Muessig, Deb Dotson and Mayor Damien Boley.

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The March 12, 2024, Regular Session Meeting Minutes were moved for approval by MAYOR BOLEY, Seconded by MUESSIG.

Ayes 6, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

Construction continues in various areas throughout the city.

We have several streets that could benefit from name changes. They are listed below:

- Fourth Street Terrace: This is right next to Fourth Street. Staff suggests changing the name of this one to Fourth Terrace.
- Commercial Street/Avenue: Where it starts at Church Street, if you follow it to where it ends by McDonalds at 169 Hwy the names

changes between Commercial Street and Commercial Avenue several times. It would be best if we identified this as either Street or Avenue.

- We also anticipate in the near future that Commercial Street at 169 Hwy will extend farther west towards the industrial park. Staff's thoughts are to adjust the street name as it extends west and make it 148th Street instead of a continuation of Commercial Street. The question is should we change it at the intersection of Commercial Street and 169 Hwy or change it on the curve where Shamrock Way and Commercial Street meet?

After a discussion with the commission, it was decided that at Shamrock Way and Commercial Street they would like to see the street name change to 148th St. The commission would like to pursue changing the other street names at the locations listed above. Mr. Hendrix will put these changes on a future agenda.

There are 3 potential residential developments that are working on getting items together for Planning Commission review. One of which plans to submit in enough time to hopefully make the August agenda.

4. SITE PLAN REVIEW 100 JAMES ST. – THORNELL, INC / MIKE MCGUIRE

- **SITE PLAN REVIEW FOR A 7,800 FT² ADDITION TO THE EXISTING WAREHOUSE**

HENDRIX stated that this is an addition to the north side of the building to add storage. Stormwater items have been reviewed and approved. There are no traffic issues associated with this. Staff recommends approval of the proposed Site Plan with the condition that applicant convey the James Street right of way on the east side of the parcel to the City of Smithville prior to occupancy of the addition.

MAYOR BOLEY motioned to approve the Site Plan for Thornell, Inc at 100 James Street. Seconded by DOTSON.

DISCUSSION:

ALDERMAN WILSON questioned Mr. Hendrix about the condition for approval. Has this been done or will this be done after approval tonight?

HENDRIX stated that it will be done quickly. Most likely within the next week.

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

AYES-6, NOES-0. MOTION PASSED

5. ADJOURN

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

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:17 p.m.