

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

November 12, 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 7:00 p.m.

A quorum of the Commission was present: Terry Hall, John Chevalier, Rob Scarborough, Billy Muessig, John Wallace and Mayor Damien Boley. Alderman Melissa Wilson was absent.

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The October 8, 2024, Regular Session Meeting Minutes were moved for approval by SCARBOROUGH, Seconded by MUESSIG.

Ayes 6, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

Fairview Crossing has been final platted and recorded. We have all the permit applications for the first 8 buildings (32 units). They want to get the foundations in and work on those over the winter and spring. At some point they will come back for the other 8 permits and start on those.

We anticipate groundbreaking to start soon at Clay Creek Meadows. They are designing phase 2 for all the infrastructure.

We had advertised in the paper for the Lakeside Farms subdivision (formerly Eagle Heights) to be on tonight's agenda. Due to some issues on the Developers end this is being pushed to December's agenda.

4. SITE PLAN REVIEW 110 W. MAIN ST – MAIN & MILL

- **SITE PLAN REVIEW FOR 86 APARTMENTS AND 8,000 SQ FT COMMERCIAL/RETAIL AT MAIN & MILL**

SCARBOROUGH motioned to approve the Site Plan Review at 110 W. Main St – Main & Mill. Seconded by HALL.

Doug Cirricione---728 Spelman Dr---Spoke about his concerns regarding parking that has been proposed for this project.

HENDRIX stated that the staff report has been included in the packet. He addressed questions that Mr. Cirricione had. He included in the packet the latest version of the parking for this complex. The Fire Chief has approved his portion of the plan review for this. He is confident he will be able to get fire trucks in and out safely. The biggest change is that the alleyway next to the United Fiber building will be converted to one way. All traffic would have to go north to get in there. They included in the plans the landscaping that would be installed. The city has asked that no landscaping occur because what has been proposed doesn't match the landscaping that the city currently has installed. We wanted it left out until we could decide on how to make this a citywide complex and make everything look similar. The requirements of 425.200 – 425.230 are applicable to this development and in this case, there are no lands or greenspace not associated with stormwater drainage available in the entire development suitable for dedication. The only compliance method is payment of fees in lieu of dedication, or a comparable amount of work on Parks projects. This project will have 86 units, so the total fee would be \$53,750.00 (86 x \$625.00). In lieu of this payment, the developer shall install a gravel parking lot in the floodplain, with accompanying access roads to be used as a trail head parking lot with the future Riverwalk project. The size of the parking lot will be determined by the Public Works Director and the developer after evaluation of pricing for the standards he requires. In no event shall the lot be smaller than 8 spaces.

Staff recommends approval of the proposed site plan with the following conditions:

1. That the developer and the Public Works Director agree on the design and layout of the future trail head parking lot in lieu or payment of Park Fees.
2. If the applicant provides a recorded easement for ingress/egress or a cross-access agreement with the adjacent property owner, then the original design may be constructed.

DISCUSSION:

HALL stated that he hasn't seen the original plan and in the staff recommendations it states that if they get the easement with United Fiber then the original design could be constructed. He asked Mr. Hendrix how much the original plan differed from what was put in the packet today.

HENDRIX explained that the original design in the packet items provided tonight. Page C7 shows the bus driving through part of the United Fiber lot. The new plan shows that everything has been adjusted so that it's not in the United Fiber lot.

MUESSIG asked how many total spots we had.

HENDRIX stated that we had 46 spots. That's the parking lot that was purchased and the on street that was adjusted.

MAYOR BOLEY explained that the parking lot next to the funeral home will be public during the day between 6:00 am and 6:00 pm. All on-street parking will be public as well. All city parking lots are ADA compliant.

HENDRIX said that the TIF plan lays out the requirements for the parking lot next to the funeral home.

MUESSIG asked how much traffic will be brought in due to this.

HENDRIX stated that the traffic study indicated that there are no improvements needed.

WALLACE asked about the approximate size of the gravel parking lot and if there will be any grading.

HENDRIX stated they will have to excavate the soil, compact the base and add the gravel. The size of it will be however much \$53,750 work of gravel will buy at the time. The city is requiring a minimum of 8 spaces.

SCARBOROUGH asked where the \$53,750 for the gravel parking lot would normally go without this type of agreement. In the agreement for this gravel parking lot for the future Riverwalk, does it require them to spend that amount of money in one way or another. They can't spend less.

HENDRIX stated it would have gone into a Parks Fund for Capital Improvement for parks within a ½ mile of this development. They must spend a minimum of \$53,750.

SCARBOROUGH stated that there are 86 units and much fewer parking spaces. How does that work?

HENDRIX stated that they are adding 81 spots that are non-existent right now. Plus adding all the on-street parking which adds another 14-15 spaces which also don't exist now. The city has approximately 300 public parking spaces within a 2 ½ to 3 blocks from Main and Bridge.

MUESSIG asked how many parking spaces the businesses (restaurant) are going to utilize.

HENDRIX stated that it won't be as many as you would think. If the restaurant holds 100 people and they average 3 people per car that would equal 35 parking spaces.

THE VOTE: MUESSIG-AYE, WALLACE-AYE, SCARBOROUGH-AYE, CHEVALIER-AYE, HALL-AYE, MAYOR BOLEY -AYE.

AYES-6, NOES-0. MOTION PASSED

5. ELECTION OF OFFICERS

CHAIRMAN

MAYOR BOLEY nominated CHEVALIER to remain as the Chairman.
Scarborough seconded.

THE VOTE: MUESSIG-AYE, SCARBOROUGH-AYE, WALLACE-AYE, HALL-AYE,
MAYOR BOLEY-AYE, CHEVALIER-ABSTAIN.

AYES-5, NOES-0, ABSTAINED-1. MOTION PASSED

VICE CHAIRMAN

CHEVALIER nominated WALLACE. MAYOR BOLEY seconded.

THE VOTE: CHEVALIER-AYE, MAYOR BOLEY-AYE, HALL-AYE, MUESSIG-AYE,
SCARBOROUGH-AYE, WALLACE-ABSTAIN.

AYES-5, NOES-0, ABSTAINED-1. MOTION PASSED

SECRETARY

CHEVALIER nominated SCARBOROUGH. MAYOR BOLEY seconded.

THE VOTE: MUESSIG-AYE, CHEVALIER-AYE, MAYOR BOLEY-AYE, HALL-AYE,
WALLACE-AYE, SCARBOROUGH-ABSTAIN.

AYES-5, NOES-0, ABSTAINED-1. MOTION PASSED

6. ADJOURN

MOYOR BOLEY made a motion to adjourn. HALL seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:37 p.m.