



Planning and Zoning Commission Meeting

June 11, 2024

7:00 p.m. – City Hall Council Chambers and Via Videoconference

Anyone who wishes to view the meeting in real time may do so as it will be streamed live on the city's YouTube page through YouTube Live or may use the Zoom link below to access the meeting.

- 1. Call to Order**
- 2. Approve the March 12, 2024, Planning Commission Minutes**
- 3. Staff Report**
- 4. Site Plan Review 100 James St. – Thornell, Inc./Mike McGuire**
 - Site Plan Review for a 7,800 ft² addition to the existing warehouse.
- 5. Adjourn**

Join Zoom Meeting
<https://us02web.zoom.us/j/83206305189>

Meeting ID: 832 0630 5189
Passcode: **467676**



SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

March 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 7:03 p.m.

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

Staff present: Jack Hendrix.

2. MINUTES

The February 13, 2024 Regular Session Meeting Minutes were moved for approval by MAYOR BOLEY, Seconded by SCARBOROUGH.

Ayes 6, Noes 0. Motion carried.

3. STAFF REPORT

HENDRIX reported:

We will not have a meeting in April but there will be several items anticipated on the May meeting agenda.

Fairview Crossing (south portion) is about 98% approved with their construction plans to start phase 1. The stormwater information will have to go through engineering approval again and once that is done they start building the road south to where the townhomes will be located. There is another entity interested in a lot there. They have not yet had their predevelopment meeting with us and will likely be on our May agenda for Site Plan approval.

We are still waiting to receive information on a couple of new residential developments.

4. PUBLIC HEARING

- **INITIAL ZONING ON 185 +/- ACRES OF RECENTLY ANNEXED LAND FROM COUNTY AG TO A-R AT 14422 MT. OLIVET**

Public hearing opened.

HENDRIX stated that the staff report has included in the packet.

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

Public hearing closed.

5. SET INITIAL ZONING AT 14422 MT. OLIVET RD. FROM COUNTY AG TO A-R

- **APPLICANT SEEKS TO REZONE ITS NEWLY ANNEXED PROPERTY TO A-R**

KATHCART motioned to approve setting the initial zoning of 14422 Mt. Olivet Rd from County AG to A-R. Seconded by ALDERMAN WILSON.

DISCUSSION:

HENDRIX stated that the staff report has been included in the packet. This meets the Comprehensive Plan standards and staff recommends approval.

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

AYES-6, NOES-0. MOTION PASSED

6. PUBLIC HEARING

- **PRELIMINARY PLAT OF MT. OLIVET SUBDIVISION TO CREATE A 33 LOT SUBDIVISION ON 185.08 ACRES**

Public hearing opened.

HENDRIX stated that the staff report has included in the packet. There is a cemetery on this property that will have to be separated out as its own area. We had to do this for other subdivisions like Cedar Lakes and Emerald Ridge. This is a state law requirement and will have to be preserved.

Brent Pfaff---3405 NE 144th Street--- Asked the following questions: When would the construction start? What road will the construction road be on? Is there plans to fix any road damage caused by the big trucks coming in on the property? Is the developer aware of the transmission lines that go over that property?

HENDRIX stated that the Development Agreement identifies when and where each of the road improvements occur. The concern about big trucks tearing up the road is our concern as well and there is a delay on some of the improvements for that reason but it is in the agreement that it will be done. Phase 1 will start first and it has all of the infrastructure needed so there won't be any substantial construction until the houses start being built. Each of the lots in Phase 1 will have its own driveway that comes out onto whichever road it fronts to and will be required to have a concrete approach to our city standards. Phase 2 will require a street to be constructed off of Mt. Olivet and we don't know when that will start. Could be 1 year or 5 years from now. We don't know timing on that at this time. The developer is aware of the transmission lines that go over that property.

Public hearing closed.

7. PRELIMINARY PLAT APPROVAL – 33 LOT SUBDIVISION AT 14422 MT. OLIVET RD.

- **PRELIMINARY PLAT OF MT. OLIVET SUBDIVISION TO CREATE A 33 LOT SUBDIVISION ON 185.08 ACRES**

MAYOR BOLEY motioned to approve the Preliminary Plat for 14422 Mt. Olivet Rd. Seconded by MUESSIG.

DISCUSSION: None

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

AYES-6, NOES-0. MOTION PASSED

8. SITE PLAN REVIEW 208 W RICHARDSON ST. – KC PROPERTIES & INVESTMENTS

- **SITE PLAN REVIEW FOR A 12,000 SQ FT OFFICE AND STORAGE STRIP CENTER FOR KC PROPERTIES AND INVESTMENTS**

MUESSIG motioned The Site Plan Review at 208 W Richardson St. Seconded by SCARBOROUGH.

DISCUSSION:

HENDRIX stated that the staff report is included in the packet. The applicant seeks to obtain site plan approval for a 10,000 square foot building on lot 1 of Richardson Street Plaza subdivision. Lot 1 has conceptual plan approval for two buildings totaling 12,500 square feet. Applicant seeks to adjust the building from two to one and reduce the total square footage down to 10,000. The proposal would consist of 8 - 1,250 ft² units, each with a regular entry door and one overhead door. Stormwater will need to be reevaluated.

ALDERMAN WILSON said that when this development was first presented to the Commission she thought that this was going to be more like professional office type buildings. She didn't remember storage type buildings being proposed.

HENDRIX stated that what is proposed here is offices and storage for businesses there. The use design is to match the properties to the west of the building, as well as south of the building (NRAD).

Shane Crees—10736 N Fairmount Ave, KCMO---The building itself is designed to be commercial retail/light industrial. It's not really storage and we want to cater to any potential commercial user.

HENDRIX stated that these are similar to what are called flex buildings.

CHEVALIER stated that he likes this because they are great for someone starting a small business.

MR. CREES stated that was a lot of the thought process. Smaller spaces at a price point that could attract some of those up and coming businesses.

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

AYES-6, NOES-0. MOTION PASSED

9. ADJOURN

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

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:25 p.m.



Planning and Zoning Commission Procedural Summary

MEETING DATE: 6/11/2024

ACTION ITEM: Site Plan Review

AGENDA ITEM: 100 James Street Warehouse Expansion

REQUESTED COMMISSION ACTION:

A motion to approve the Site Plan at 100 James Street for Thornell, Inc. with the condition that the James Street right of way be properly conveyed to the city of Smithville.

SUMMARY OF PROCEDURE:

The application is to expand the existing warehouse to the north an additional 60'.

1. The extent to which the proposal conforms to these regulations.
2. The extent to which the development would be compatible with the surrounding area.
3. The extent to which the proposal conforms to the provisions of the City's subdivision regulations concerning the design and layout of the development, as well as water system, sewer system, stormwater protection and street improvements.
4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan. .
5. The extent to which the proposal conforms to the adopted engineering standards of the City.
6. The extent to which the locations of streets, paths, walkways and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.
7. The extent to which the buildings, structures, walkways, roads, driveways, open space and parking areas have been located to achieve the following objectives:
 - a. Preserve existing off-site views and create desirable on-site views;
 - b. Conserve natural resources and amenities available on the site;
 - c. Minimize any adverse flood impact;
 - d. Ensure that proposed structures are located on suitable soils;
 - e. Minimize any adverse environmental impact, and
 - f. Minimize any present or future cost to the municipality and private providers of utilities in order to adequately provide public utility services to the site.

ATTACHMENTS:

- ☐ Resolution
☒ Staff Report

- ☒ Plans
☐ Other:



STAFF REPORT
June 11, 2024
Site Plan Review of Parcel Id #05-802-00-01-018.00

Application for a Site Plan Approval

Code Sections:	400.390 – 400.440	Site Plan Approval
Property Information:		
Address:	100 James Street	
Owner:	Thornell, KC Properties & Investments LLC	
Current Zoning:	I-1	
Application Date:	April 15, 2024	

GENERAL DESCRIPTION:

Applicant seeks to obtain site plan approval for a 7,800 square foot addition to its' existing warehouse building at 100 James Street. All aspects of the addition will match the existing facility, it will simply extend the building north 60'. Primary issue for review was the stormwater management plan, which has been reviewed and approved by the city's engineers.

The only other matter concerns the right-of-way extension of James Street to the north property line. When the applicant sought to vacate an existing road right of way that separated his two lots, it was agreed by the city to vacate, conditioned upon the applicant dedicating additional right of way to extend the James Street right of way to the north property line in exchange for the vacating of the right of way that extended to the northwest corner of the same lot(s). It has been discovered that the title of that 50' wide strip of ground was not effectively transferred to the city as right of way. A condition of approval of this item should include applicant granting title, via a right of way easement, to the city and recording such document.

Section 400.410 Standard of Review

1. The extent to which the proposal conforms to these regulations.

Meets the site plan standards

2. The extent to which the development would be compatible with the surrounding area.

Matches the buildings current façade and the land to the north and west of this project is currently a large wooded area.

3. The extent to which the proposal conforms to the provisions of the City's subdivision regulations concerning the design and layout of the development, as well as water system, sewer system, stormwater protection and street improvements.

The project's stormwater management plan was reviewed and approved by the city's engineers. .

4. The extent to which the proposal conforms to the policies and provisions of the City's Comprehensive Plan.

Complies fully.

5. The extent to which the proposal conforms to the adopted engineering standards of the City.

Stormwater management plan is approved and in place.

6. The extent to which the locations of streets, paths, walkways and driveways are located so as to enhance safety and minimize any adverse traffic impact on the surrounding area.

Complies.

7. The extent to which the buildings, structures, walkways, roads, driveways, open space and parking areas have been located to achieve the following objectives:

- a. Preserve existing off-site views and create desirable on-site views;

On-site views have historically been a large wooded area and no change is needed.

- b. Conserve natural resources and amenities available on the site;

The site is currently yard area for the existing facility, so no valuable natural resources need to be conserved.

- c. Minimize any adverse flood impact;

Project includes a stormwater management plan that has been reviewed and approved by the city's engineers.

- d. Ensure that proposed structures are located on suitable soils;

Engineers will adjust footings based upon the soil types during the building permit process.

- e. Minimize any adverse environmental impact; and

No adverse environmental impact is known.

- f. Minimize any present or future cost to the municipality and private providers of utilities in order to adequately provide public utility services to the site.

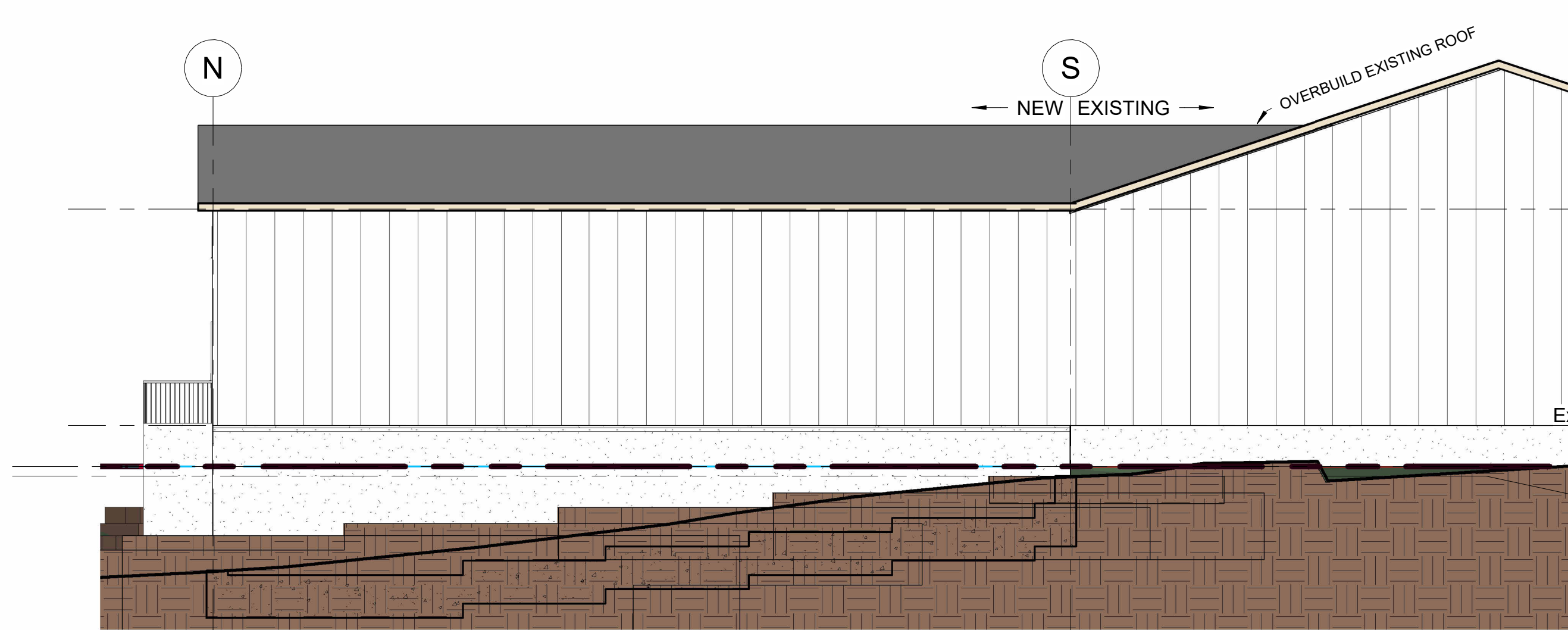
All utilities are available on site.

STAFF RECOMMENDATION:

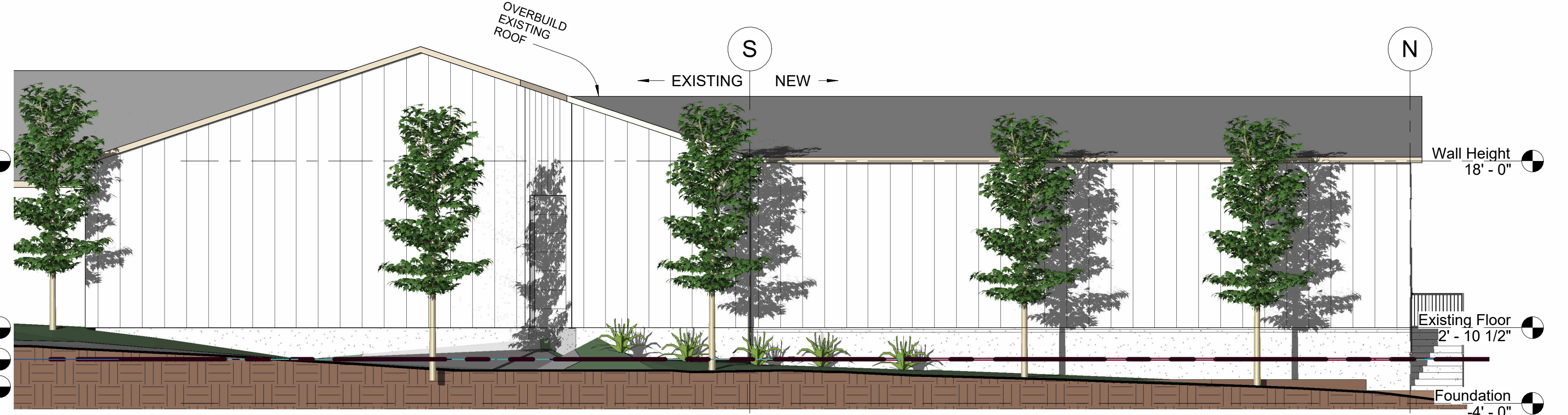
Staff recommends APPROVAL of the proposed Site Plan with the condition that applicant convey the James Street right of way on the east side of the parcel to the City of Smithville prior to occupancy of the addition.

Respectfully Submitted,

S/Jack Hendrix/S
Director of Development



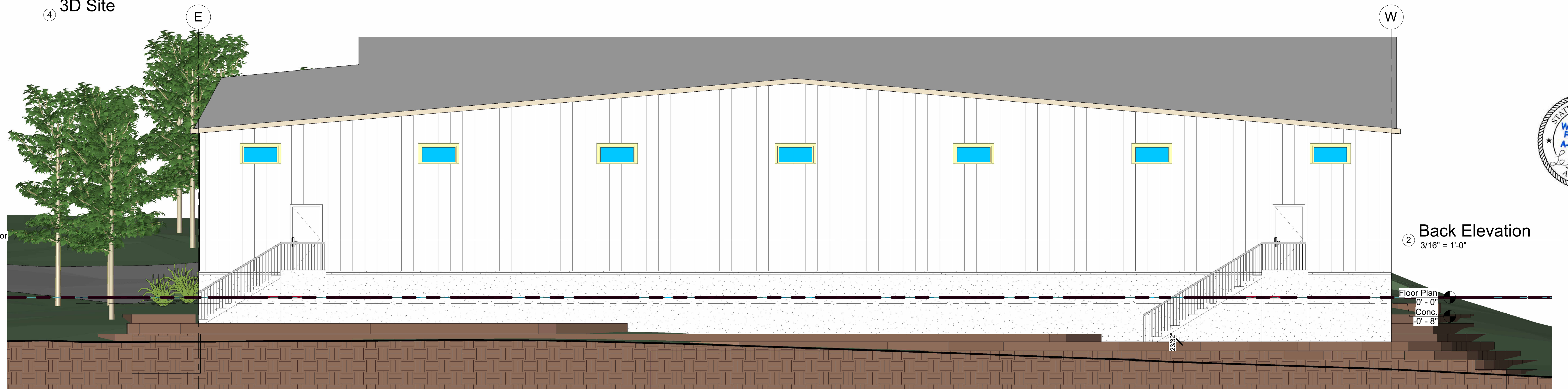
① Left Elevation
1/8" = 1'-0"



③ Right Elevation
1/8" = 1'-0"



④ 3D Site



② Back Elevation
3/16" = 1'-0"

W. LEE RHOD AIA ARCHITECT
11871 SE STATE ROUTE H AGENCY NO. 64491
LEERHOD.COM 816-244-6568 LEERHOD@gmail.com

Building Addition for
Thornell
Smithville, Missouri



Elevations
Project number 23-36
Date 4-12-24
A2
Scale As indicated

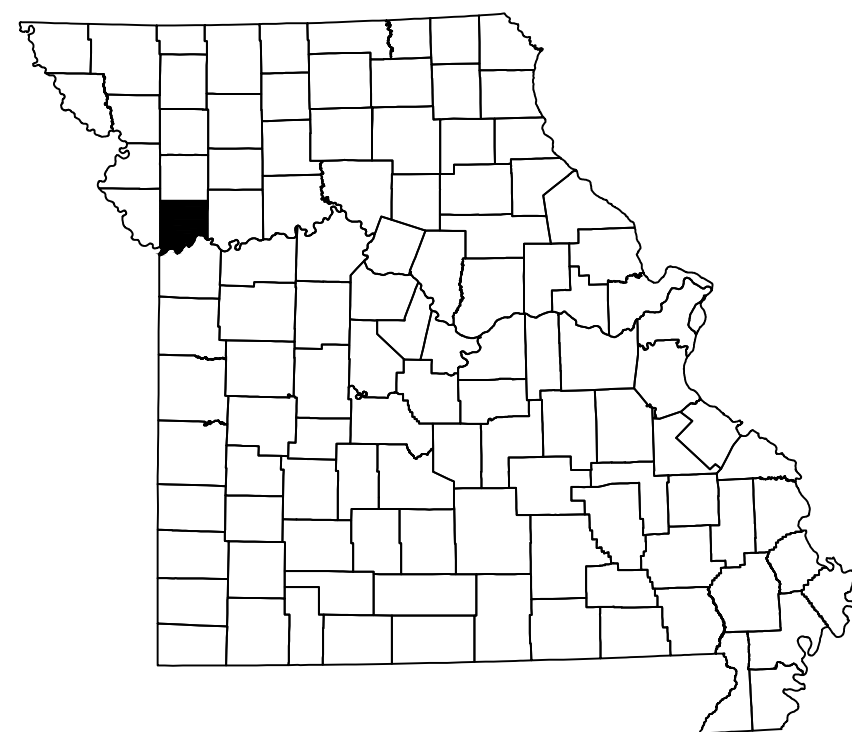
DEVELOPMENT PLAN
FOR
UIRE BUILDING AD
100 JAMES ST
CITY OF SMITHVILLE, MISSOURI

LEGAL DESCRIPTION

TRACT "M", STEWART COMMERCIAL PARK, A
SUBDIVISION OF LAND IN THE CITY OF
SMITHVILLE, CLAY COUNTY, MISSOURI.

OWNER / DEVELOPER

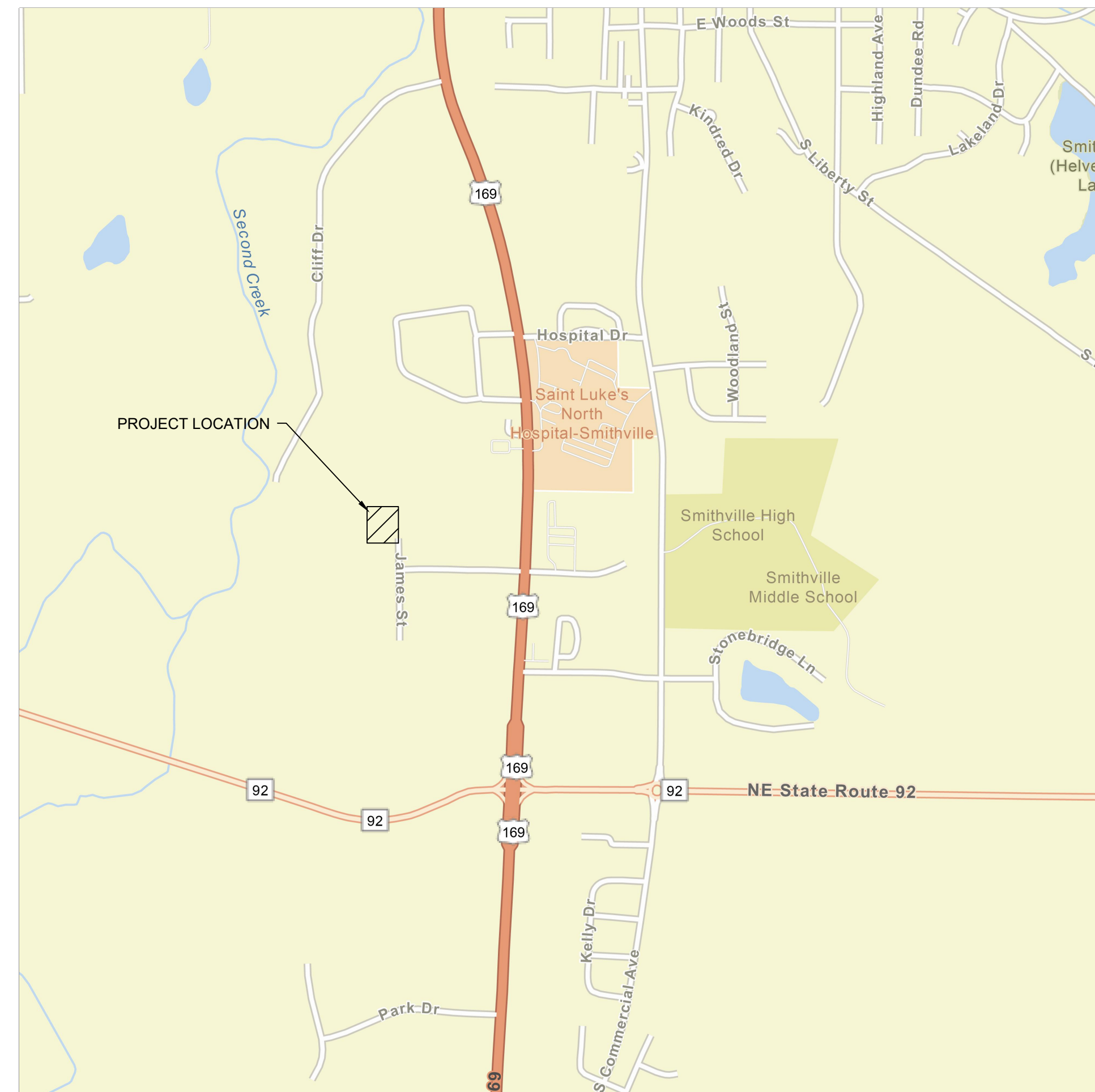
MICHAEL MCGUIRE
100 JAMES ST.
SMITHVILLE, MO 64089



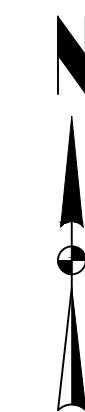
CLAY COUNTY, MO



**Know what's below.
Call before you dig.**



VICINITY MAP



NOT TO SCALE

Sheet List Table

C1.0	TITLE SHEET
C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS AND DEMO PLAN
C3.0	SITE PLAN
C4.0	GRADING PLAN
C4.1	EROSION CONTROL PLAN

MARK	REVISION	DATE	BY
Engineer: RS	Checked By:	Scale: 1" = 500'	
Technician: JS	Date: 04-08-2024	T-R-S: ---	

Sheet C1.0

Snyder & Associates Engineers & Planners, Inc.
Missouri State Certificate of Authority #2006030544

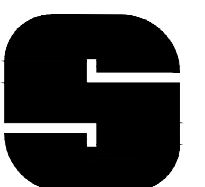
Sheet C1.0

MCGUIRE BUILDING ADD-ON

TITLE SHEET

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

ST. JOSEPH, MISSOURI 64501
816-364-5222 | www.snyder-associates.com

**SNYDER**
& ASSOCIATES

Project No: 124.0410.11

Sheet C1.0

LEGEND

FEATURES

Contour Elevation

Fence (Wood)

Deciduous Tree \\ Shrub

Coniferous Tree \\ Shrub

Sanitary Manhole

Water Service Valve

Well

Utility Pole

Guy Anchor

Utility Pole with Light

Utility Pole with Transformer

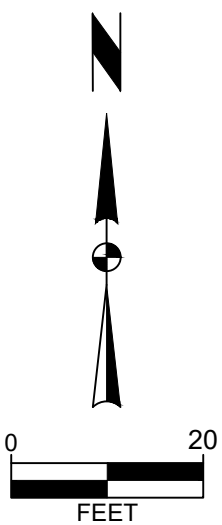
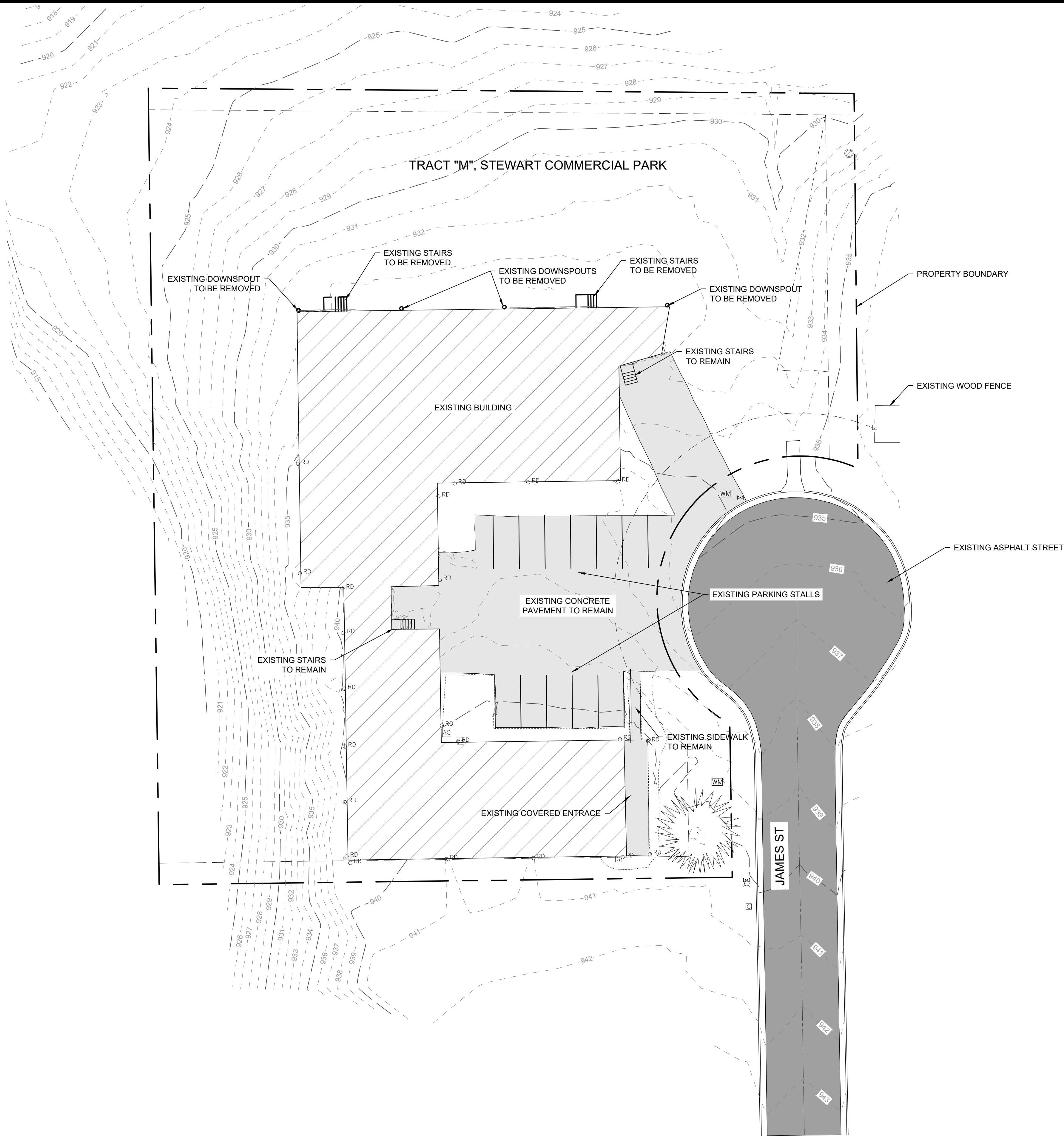
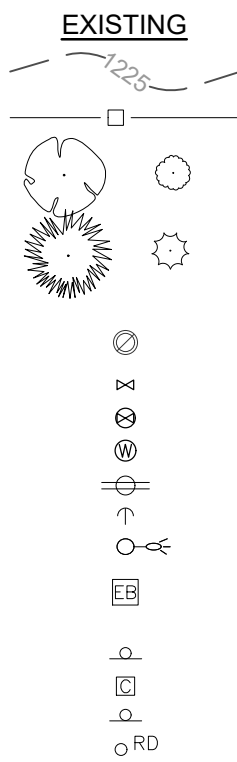
Electric Transformer

Traffic Sign

Communication Pedestal

Sign

Roof Drain



MCGUIRE BUILDING ADD-ON

EXISTING CONDITIONS AND DEMO PLAN

SMITHVILLE, MO

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.



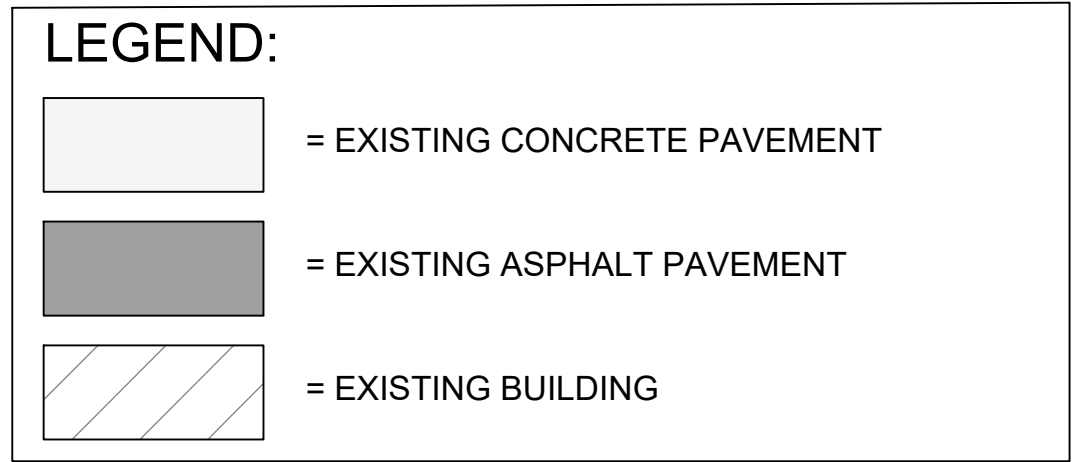
Project No: 124.0410.11

Sheet C2.0

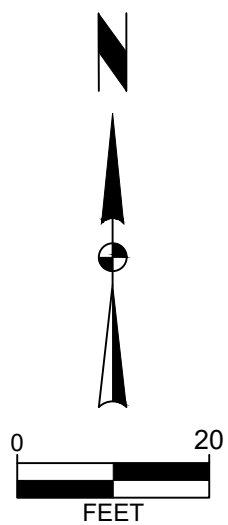
MARK	REVISION	DATE	BY
Engineer: RS	Checked By: SD	Scale: 1" = 20'	
Technician: JS	Date: 04-08-2024	T-R-S: ---	

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Sheet C2.0



I-1 ZONING



802 FRANCIS STREET
ST. JOSEPH, MISSOURI 64501
816-364-5222 | www.snyder-associates.com

Sheet C3.0

LEGEND:

= SILT FENCE

= VEHICLE TRACKING CONTROL

= CONCRETE WASH OUT

LEGEND:

= EXISTING INDEX CONTOUR

= NEW INDEX CONTOUR

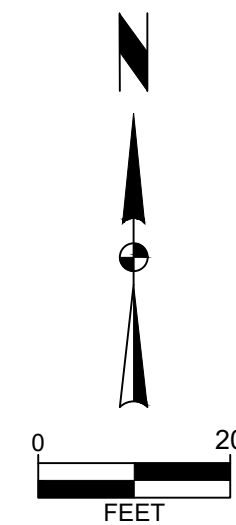
EROSION CONTROL PLAN - CONSTRUCTION NOTES

- 1

CONTRACTOR TO INSTALL SILT FENCE. REMOVE AND RELOCATE AS NECESSARY FOR CONSTRUCTION.
- 2

APPROXIMATE LOCATION OF VEHICLE TRACKING CONTROL. CONTRACTOR TO INSTALL PER APWA STANDARD DETAIL ESC-01. LOCATION CAN BE ADJUSTED AS NEEDED FOR CONSTRUCTION.
- 3

PROPOSED CONCRETE WASHOUT LOCATION. CONTRACTOR TO INSTALL PER APWA STANDARD DETAIL ESC-01. LOCATION CAN BE ADJUSTED AS NEEDED FOR CONSTRUCTION.



Project No: 124.0410.11

Sheet C4.1

MCGUIRE BUILDING ADD-ON

EROSION CONTROL PLAN

SMITHVILLE, MO

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

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ST. JOSEPH, MISSOURI 64501
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MARK	REVISION	DATE	BY
Engineer: RS	Checked By: SD	Scale: 1" = 20'	
Technician: JS	Date: 04-08-2024	T-R-S: ---	

Sheet C4.1

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