

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

March 11, 2025

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: Alderman Melissa Wilson, John Chevalier, Rob Scarborough, Terry Hall, John Wallace, and Mayor Damien Boley. Billy Muessig was absent.

Staff present: Jack Hendrix and William Stubbs.

2. MINUTES

The February 11, 2025, Regular Session Meeting Minutes were moved for approval by SCARBOROUGH, Seconded by MAYOR BOLEY.

Ayes 6, Noes 0, Motion carried.

3. STAFF REPORT

HENDRIX reported:

A memo was provided to the Commission regarding the Lakeside Farms Development Agreement. Hendrix explained the Preliminary Plat for this subdivision, timeline and the need to require resubmittal based upon their delay in starting (2 years) beyond the original plan. He further discussed our capacity issues up north including the original capacity of 265 units, Greyhawke's use of 95 units, leaving 170 units available. Replacing Wildflowers pumps will add 320 more units for a total of 490 units. Clay Creek Meadows is approved for 159 units in phase 1 and 2. They can't finish until Wildflower work is completed. Since Lakeside Farms was to make improvements but now is delayed, the city must proceed with our original plans for Wildflower to not delay Clay Creek Meadows. The city negotiated

with both developers simultaneously last year but left an option if a delay occurred to proceed to complete Wildflower's improvement. Staff will present a requirement for resubmittal by Lakeside Farms due to changed circumstances.

4. ACCESSORY DWELLING UNITS

- **WILLIAM STUBBS WILL MAKE A PRESENTATION OF HIS RESEARCH INTO ISSUES RELATED TO ADU'S IN THE REGION. THE PURPOSE OF THIS AGENDA ITEM IS TO BEGIN THE DISCUSSIONS RELATED TO THE COMPREHENSIVE PLAN IMPLEMENTATION ITEM HN1.3 – EXPLORE ADU'S**

William Stubbs, Building Inspector, presented his findings to the Commission on regional issues with Accessory Dwelling Units (ADU's). Some things to consider are:

- Zoning in which they would be allowed.
- Amend or modify set back or side yard requirements?
- Restrictions on lot coverage or size of ADU allowed dependent on home size or lot size?
- Require owner occupancy?
- Require deed restriction for owner occupancy?
- Allow by right or regulate on a case-by-case review?
- Allow for business use?
- Require fire separation as if they are multifamily units?
- For garage dwelling, separate means of egress that does not go through principal dwelling?
- Require a registered design professional for plans?
- The overall exterior look of the ADU.
- What is the motive? Aging in place or rental (short term, long term)?
- Require a Special Use Permit?
- Require adjoining neighbors to be notified?
- Allow detached ADU's?
- Allow shipping containers, RV's or movable tiny homes as ADU's?
- Limit occupancy? By size?

Police Chief & Fire Chief should consider:

- Require extra parking?
- Create different addresses or keep the same?
- Separate utilities connections?

HENDRIX asked the Commission to start thinking about this and maybe do a little research of their own. Check out the QR codes that Will provided in his presentation and come up with what they think would be in Smithville's best interest as we move forward with this. The enforceability issues that Will mentioned, we don't have any of them significantly in our code now because we don't allow them. So that isn't an issue. If that becomes an issue the easiest enforcement methodology that he can think of is a Conditional Use Permit or Special Use Permit. Those permits lay out the rules and what happens if they are violated. He asked the Commission members to send an email to Will and himself by April 1st and they would compile everything and would start to get framework ready by the April 8th meeting.

5. ADJOURN

MAYOR BOLEY made a motion to adjourn. ALDERMAN WILSON seconded the motion.

VOICE VOTE: UNANIMOUS

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