



Planning and Zoning Commission Meeting

March 11, 2025

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.

Join Zoom Meeting

<https://us02web.zoom.us/j/84816203134>

Meeting ID: 848 1620 3134

Passcode: 624362

- 1. Call to Order**
- 2. Approve the February 11, 2025, Planning Commission Minutes**
- 3. Staff Report**
- 4. Accessory Dwelling Units**
 - Will 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**
- 5. Adjourn**



SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

February 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, Billy Muessig (arrived at 7:01 pm) and Mayor Damien Boley.

Staff present: Jack Hendrix and Brandi Schuerger.

2. MINUTES

The December 10, 2024, Regular Session Meeting Minutes were moved for approval by HALL, Seconded by ALDERMAN WILSON.

Ayes 6, Noes 0, Motion carried.

3. STAFF REPORT

HENDRIX reported:

Construction continues for the expansion of the Montessori School at Major Mall.

Construction continues for the strip center just west of the Post Office.

Nodaway Valley Bank has broken ground, and construction will be starting there soon.

We have issued close to 70 single family home permits so far.

4. PUBLIC HEARING

- **PROPOSED REZONING OF SECOND CREEK BRIDGE RD AND LOWMAN RD FROM R-1B TO A-R**

Public hearing opened.

HENDRIX stated that the Staff Report and proposed Findings of Fact and Conclusions of Law documents have been included in the packet.

James Brown 14510 Wise Road – Questioned if the applicant tonight is the owner of this property or if they are they speaking on behalf of the owner. Mentioned the legal problems from when this property was brought forward for zoning approval in the past.

Randall Palmer 14702 Shamrock Way – Spoke about the planning of Fairview Crossing North and damages to his property. Chairman Chevalier informed Mr. Palmer that this topic was not on tonight's agenda.

Roberta Lowman 16251 Lowman Rd – Asked the difference between A-R and R-1 zoning was. Would the house be a single family home? She is excited about three 10 acre tracts and so are the neighbors for the most part. Spoke about the verbiage in the lawsuit agreement.

HENDRIX informed that the zoning of A-R relates to the uses that are allowed, and it's considered agricultural versus residential even though it allows residential. The home built would be a single family home.

Public hearing closed.

5. REZONING SECOND CREEK AND LOWMAN RD FROM R-1B TO A-R

- **APPLICANT SEEKS TO REZONE THE FORMER SECOND CREEK MEADOWS SUBDIVISION AREA TO A-R TO ALLOW IT TO BE DIVIDED INTO THREE 10 +/- ACRE LOTS**

SCARBOROUGH motioned to approve the Rezoning at Second Creek and Lowman Rd from R-1B to A-R. Seconded by WALLACE.

DISCUSSION:

HENDRIX spoke about the proposed Findings of Fact and Conclusions of Law document and Staff Report included in the packet.

Kristine Bunch 402 Fourth Street – Spoke about the zoning of this property. Also mentioned the lawsuit regarding this property.

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

AYES-7, NOES-0. MOTION PASSED

6. PUBLIC HEARING

- **PROPOSED SINGLE PHASE FINAL PLAT FOR MOSSY OAKS SUBDIVISION TO CREATE 3 LOTS**

Public hearing opened.

HENDRIX stated that the Staff Report has been included in the packet. There will be three 10 +/- acre lots and meets our minimum requirements and standards for the A-R district.

Tonja Palmer 14702 Shamrock Way – Spoke about Fairview Crossing North. Chairman Chevalier informed Mrs. Palmer that this topic was not on tonight's agenda.

Public hearing closed.

7. SINGLE PHASE FINAL PLAT FOR MOSSY OAKS SUBDIVISION

- **APPLICANT SEEKS TO DIVIDE THE 30 ACRE PARCEL INTO THREE LOTS OF APPROXIMATELY 10 ACRES EACH.**

MUESSIG motioned to approve the Single Phase Final Plat for Mossy Oaks Subdivision. Seconded by ALDERMAN WILSON.

DISCUSSION:

HENDRIX stated that the Staff Report has been included in the packet.

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

AYES-7, NOES-0. MOTION PASSED

8. SITE PLAN REVIEW FOR LOT 12, FIRST PARK, 14901 N. INDUSTRIAL DR

- **APPLICANT SEEKS SITE PLAN APPROVAL FOR A 6,000 SQ FT BUILDING FOR WALSTON ARCHITECTURAL PRODUCTS**

SCARBOROUGH motioned to approve the Site Plan Review for Lot 12, First Park, 14901 N. Industrial Dr. Seconded by HALL.

DISCUSSION:

HENDRIX stated that the Staff Report has been included in the packet. They have met all conditions and Staff recommends approval.

ALDERMAN WILSON pointed out that the agenda states the building is 6,000 sq feet but on the application for the Site Plan Review it states that the building will have 7,200 sq feet. Which is correct?

HENDRIX stated that there is a 2nd story inside of the office and it provides the extra square footage.

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

AYES-7, NOES-0. MOTION PASSED

9. ADJOURN

MUESSIG made a motion to adjourn. ALDERMAN WILSON seconded the motion.

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:26 p.m.