

SMITHVILLE PLANNING COMMISSION

REGULAR SESSION

May 12, 2026

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, Terry Hall, Mayor Damien Boley, Rob Scarborough, and Deb Dotson. Billy Muessig was absent.

Staff present: Jack Hendrix and Brandi Schuerger.

**2. MINUTES**

The April 14, 2026, Regular Session Meeting Minutes were moved for approval by SCARBOROUGH, Seconded by HALL.

Ayes 6, Noes 0. Motion carried.

**3. STAFF REPORT**

HENDRIX reported:

Anticipates 2 different applications for Battery Energy Storage System facilities by Friday, May 15th. If applications are received by this date they would be placed on our July 14<sup>th</sup> meeting agenda.

On our June 9<sup>th</sup> agenda we will potentially have a Zoning and Preliminary Plat request for a large lot subdivision. We also may have the large project in the South Employment Overlay District area on this agenda as well.

Smithville Plaza will be coming forward with a submittal that will have two buildings for site plan review. They also plan to add an additional building a little farther behind the remaining building that's there. And then, in a

month or so, they will be submitting for the apartments. That was put on hold due to the strip mall fire.

The second plat for Clay Creek Meadows has been recorded. The minor plat document to split the lots for the townhomes has been filed. We also received the master plan documents for the construction today. The single-family detached houses are moving right along towards completion. We have heard that 5 of those homes have already sold.

We have a resident here tonight that wanted to address a fence ordinance issue here tonight. It has to come to the Planning Commission because it's a zoning ordinance. It's up to this commission to decide what you want to do.

**Trenton Ballard 410 E Meadow Street---** Requested a modification to the fence regulations for his double frontage lot, which backs up to E. Main Street. Due to the current rule requiring a 30-foot setback from the property line, the angled shape of the lot would result in a significant loss of usable yard space—over 2,741 square feet. He proposes making a change to the current fence regulations that would allow aligning the fence parallel to a neighboring building and connecting it to the corner of an existing fence on the other side. He believes this adjustment would not obstruct visibility for drivers or alter sightlines along the street, which he believe is the main purpose of the regulation, and would allow him to retain more of his enclosed yard space. He provided visual materials to illustrate his proposal to the Commission.

HENDRIX clarified the requirements of the current fence ordinance. He asked the Commission if they would like him to draft a change to the fence ordinance.

CHEVALIER addressed the Commission and they agreed that they would like Mr. Hendrix to draft a change to the fence ordinance.

HENDRIX stated that this will likely be placed on the July 14<sup>th</sup> agenda due to the requirement of placing a notice in the paper about the code change.

#### 4. SITE PLAN REVIEW – 1503 E. MAIN STREET - CABINS

- **APPLICANT SEEKS APPROVAL OF A SITE PLAN FOR SMITHVILLE LAKE CABINS, WHICH IS A FACILITY CONSISTING OF 9 CABINS AND 6 RV PAD SITES FOR RENT ADJACENT TO SMITH'S FORK PARK.**

MAYOR BOLEY motioned to approve the Site Plan Review for 1503 E. Main Street - Cabins. Seconded by ALDERMAN WILSON.

##### **Discussion:**

HENDRIX stated that the property has been annexed into the city. It was also recently brought forward for zoning. This application is to build 9 cabins on 1.8 acres. The zoning of the property allows this use. From the Comprehensive plan standpoint, we have a future overlay district that hopefully brings in recreational and recreational adjacent uses to the Army Corp of Engineers property that the city has a park on, this property, and another one adjacent to it. The staff report has been provided in the packet, and it meets all code requirements.

DOTSON motioned to amend the site plan with removal of the Amur Maple in the landscape plan and replace with any similarly sized Missouri Native plant. Seconded by ALDERMAN WILSON.

**Discussion:** None

**THE VOTE:** MAYOR BOLEY-AYE, HALL-AYE, DOTSON-AYE, SCARBOROUGH-ABSTAIN, CHEVALIER-AYE, ALDERMAN WILSON-AYE.

**AYES-5, NOES-0, ABSTAIN-1. MOTION PASSED**

CHEVALIER asked if there was any discussion. There was none. He called for the vote on the motion as amended.

**THE VOTE:** ALDERMAN WILSON-AYE, CHEVALIER-AYE, DOTSON-AYE, SCARBOROUGH-ABSTAIN, HALL-AYE, MAYOR BOLEY-AYE.

**AYES-5, NOES-0, ABSTAIN-1. MOTION PASSED**

**5. PUBLIC HEARING – REZONING 820 E. 92 HWY FROM A-1 TO R-1C, R-3 AND B-3**

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON THE PROPOSED REZONING APPROXIMATELY 152 ACRES TO R-1C, R-3 AND B-3 ZONING DISTRICTS FOR A NEW SUBDIVISION WITH 404 DWELLING UNITS AND TWO COMMERCIAL BUILDINGS.**

**Public hearing opened.**

HENDRIX informed the commission that the Staff Report and the draft Findings of Fact were provided in the packet. The applicant is here to answer any questions.

**Reid Filardi 1020 Liberty Rd---** Expressed concern about increased traffic on Liberty Street due to a proposed development. He noted that the street already experiences around 200 cars per day, with many drivers exceeding the speed limit. To address safety and traffic issues, he suggests adding a traffic light at a nearby intersection, widening a one-lane bridge to accommodate two-way traffic, and installing additional speed limit signs.

**Kelsey Baber 617 Liberty Rd---** Acknowledges that growth is inevitable but emphasized the need for responsible planning to protect existing infrastructure and community systems. Her main concerns centered on increased traffic and safety issues on Liberty Street, as well as whether proper traffic studies and improvements will be completed before development proceeds. She raised questions about drainage, utilities, and the impact of developing farmland on surrounding properties. She asked for clarity on development details such as housing types, tree preservation, buffers, and building plans, along with concerns about construction noise, lighting, and long-term community impacts. She also wants assurance that infrastructure costs and service demands—such as fire, EMS, and roads—will be properly addressed without placing a burden on current residents.

**Chandler Filardi 1020 Liberty Rd---** Spoke about additional safety concerns on Liberty Street, noting the absence of shoulders, sidewalks, and streetlights, as well as a dangerous roadside ditch where vehicles frequently go off the road. She also requested more information about the proposed development, including a map and details on the types of buildings planned, the number of residents, and any commercial components.

HENDRIX also informed the Commission that staff received one additional public comment via email which was provided in the packet.

**Public hearing closed.**

## **6. REZONING 820 E. 92 HIGHWAY TO ACCOMMODATE COLLINS RIDGE**

- **APPLICANT SEEKS APPROVAL FOR REZONING FOR A NEW SUBDIVISION INCLUDING 117 TOWNHOMES, 287 SINGLE FAMILY DETACHED HOUSING UNITS, AND TWO COMMERCIAL BUILDINGS AT LAND NORTH OF 92 HIGHWAY AND ADJACENT TO THE MAIN CAMPUS OF SMITHVILLE SCHOOL DISTRICT**

SCARBOROUGH motioned to approve the Rezoning 820 E. 92 Highway to Accommodate Collins Ridge. Seconded by DOTSON.

### **Discussion:**

HENDRIX explained that both the stormwater and traffic studies conducted for the project were placed on the website as additional documents for review and relate to zoning concerns that have been raised. He also noted that additional information can be found in the Staff Report.

DOTSON asked for confirmation that any stop light addition at 92 Hwy would be a requirement coming from MoDOT.

HENDRIX stated that is correct and that is based off of a traffic study.

CHEVALIER stated that at this time the traffic study didn't support it.

HENDRIX stated at that intersection it was not considered part of it because the traffic study that was performed and was reviewed by MoDOT and the city's engineers had no significant impact that direction. They anticipate traffic will go through this development on new roads versus down the older roads that are obviously the concern. The traffic as it impacts the intersection of what they're proposing to be Collins Ridge and 92 Hwy has a bunch of turn lanes, etc. But here's no recommendation for a stop light from MoDOT.

MAYOR BOLEY stated that the entrance looks to be fairly close to the school property and pretty far from Liberty Street.

HENDRIX stated that is correct. The original submittal had the entrance lined up with White Iron Ridge's entrance but MoDOT's only comment on the traffic study was that it needed to move further west. When we get to the Preliminary Plat you'll see it reflected there.

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

**AYES-6, NOES-0. MOTION PASSED**

**7. PUBLIC HEARING – PRELIMINARY PLAT – COLLINS RIDGE SUBDIVISION AT 820 E. 92 HWY.**

- **THE PURPOSE OF THIS HEARING IS TO TAKE PUBLIC COMMENT ON A PROPOSED NEW SUBDIVISION ON 152 +/- ACRES EAST OF THE SCHOOL DISTRICT'S MAIN CAMPUS TO INCLUDE 404 TOTAL SWELLING UNITS AND TWO COMMERCIAL BUILDINGS.**

**Public hearing opened.**

HENDRIX stated the staff report was in the packet along with the proposed preliminary plat.

**Chandler Filardi 1020 Liberty Street** — Questioned entry points into the neighborhood specifically off Liberty Street.

HENDRIX stated that there will be an entry point off Liberty Street into the neighborhood.

**Public hearing closed.**

**8. PRELIMINARY PLAT APPROVAL – COLLINS RIDGE SUBDIVISION AT 820 E. 92 HWY**

- **APPLICANT SEEKS APPROVAL OF A PRELIMINARY PLAT TO CREATE A NEW MIXED-USE SUBDIVISION TO INCLUDE 404 DWELLING UNITS AND 2 COMMERCIAL SPACES EAST OF THE MAIN SCHOOL CAMPUS.**

MAYOR BOLEY motioned to approve the Preliminary Plat for Collins Ridge Subdivision. Seconded by DOTSON.

**Discussion:**

MAYOR BOLEY stated that he believes one of the things that people are failing to realize is there's also a road that goes directly into the school district that the developer is working with the school district on. If you have a house that's off of 92 Hwy and you're going to either the school district or out of the subdivision, I don't see why you'd ever go to Liberty Road. If you were going downtown or going to the lake, possibly.

HENDRIX stated that on the rezoning, we provided an email received from the neighbor who couldn't be here, I would submit to you that his concerns are more appropriate in this dialogue than the rezoning, and I would ask you to consider that in this hearing more so than the rezoning, even though he said rezoning. Also, on your desk screenshots were provided out of the traffic study that shows the proposed intersection up north, Collins Ridge and Liberty Street. These numbers, when you're looking at it, one says AM turning movement counts, and the other one is PM turning movement counts. For traffic studies, they calculate the busiest hour in the morning

and the busiest hour in the evening and give those counts. Those numbers you see outside of the parentheses on all of these are the current counts and their recommended proposed numbers for counts are shown in parentheses beside it. This was reviewed by the engineers that prepared it, the city's engineers, and MoDOT engineers. They all agreed with the assessment of traffic that, at least for the first two phases, those houses and townhomes would likely only go to 92 unless they were wanting to go downtown. Then they may come up and turn Weston Liberty Street to get downtown.

MAYOR BOLEY stated in regard to stormwater, they're going to put in sidewalks on both sides of the street and new drainage for stormwater in this, so it's going to be detained. Unlike our older developments.

HENDRIX stated yes, inside the development, 100%, all of that has to happen. He indicated on the preliminary plat where all stormwater detention will go.

MAYOR BOLEY asked as part of the development agreement, if all off-site improvements are on Liberty Street, correct?

HENDRIX stated yes, our Public Works Director recommended a sidewalk from Collins Ridge all the way up to Liberty Road, the storm ditch through there to be addressed and that they add an additional 10 feet of right-of-way on the south side, the entire length of their property, so that if the road needs to expand the taxpayers don't have to buy the land off of that development, it's already dedicated. That extra 10 feet will also accommodate additional utilities that's going to be going through there. There was a sanitary sewer study done and there's more than enough capacity, so there's no upgrades needed.

ALDERMAN WILSON asked about the one lane bridge.

HENDRIX stated that the bridge is not on the property or even adjacent to it.

MAYOR BOLEY stated that he feels the bridge should be brought up at the Board of Aldermen meeting to see if we want to prioritize it. About the speeding issue, non-posted areas are 25 miles per hour, and it sounds like we want to have added patrols on this road.

DOTSON stated that she feels that the one lane bridge is a deterrent to speeders. It's already a traffic calming device as it is.

Eric Craig – Applicant – Stated that he has been in conversations with Mark Maus with the School District about creating an access from this subdivision directly to the school district property. This will depend on the school's budget on when this road would go in.

HENDRIX explained that the development agreement includes a requirement to add a second access point to Liberty Street before more than 215 housing units are built. This is intended to prevent all traffic from funneling through a single entrance, improving traffic flow and safety. The approach also addresses emergency access concerns by ensuring multiple entry and exit options. There is also a cemetery on this property like may other subdivisions in our city. There will be state-mandated access for anyone who may want to visit it. It is an old family cemetery which is not maintained.

DOTSON asked if there are plans to maintain the cemetery.

MR. CRAIG stated that it currently has some fencing around it now, which is not that great. They will be placing a nice metal fence around it and the area around it will be maintained

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

**AYES-6, NOES-0. MOTION PASSED**

## **9. ADJOURN**

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

VOICE VOTE: UNANIMOUS

CHAIRMAN CHEVALIER declared the session adjourned at 7:52 p.m.