



CITY OF WARRENSBURG, MISSOURI
PLANNING AND ZONING COMMISSION MINUTES
March 2, 2020

1. Call to Order

The meeting was called to order by Chair Mark Karscig at 5:30 PM at the Warrensburg Municipal Center.

2. Roll Call

Roll was called and members Mark Karscig, Bob Steinkuehler, Dewayne Jackson, Casey Lund, Bryan Jacobs, Andy Kohl, Jeff Terry and Shari Bax were present. Member Steve Westhead was absent. Also present were Barbara Carroll, Director of Community Development, and Kristin Dyer, City Planner.

3. Minutes of Previous Meetings

Members reviewed the minutes. Jackson moved to approve the minutes from the January 6, 2020 meeting. Bax seconded. Approved 7-0 with Terry abstaining.

4. Requests and Petitions Presented – None.

5. Motions, Resolutions, and Recommendations

5.I Final Plat of 311 Broad Street Addition
311 Broad Street

Carroll summarized the staff report and explained staff conditions 2 and 3 do not create any changes to the plat but will be included in the ordinance to City Council. Bax moved to approve the minor plat with the following conditions:

1. Either remove the existing driveway entrances and ACCESS labels shown on the plat along Broad Street or add a new Note that states "Access to Lot 1 will be in accordance with the City's adopted Right of Way Access Management Policy."
2. If new development has multiple living units, units will be identified using alpha numeric dividers-ex 311 Broad St Suite A, B, etc.
3. Depending on type and size of new construction on this lot, other infrastructure improvements may be required such as additional fire hydrant, fire apparatus access, etc. These will be reviewed for approval when new construction plans are submitted.

Jacobs seconded. Approved 8-0. Karscig read and completed the Findings and Recommendation sheet.

6. Other Business and Appearances by the Public - None

7. Comments of Commissioners and Staff

7.I Review and Discussion of the Planning Priorities Timeline

Carroll introduced the list of the planning priorities discussed at the November 4, 2019 Planning and Zoning Commission meeting and summarized the results of the "dot" exercise where the commissioners placed dots next to items to prioritize them. Carroll stated Danielle Dulin, Assistant City Manager, will attend the next meeting to discuss the

priorities that fall in the Public Works domain. The commissioners discussed the priorities listed in the staff report including the Future Land Use Map, non-conforming lot situations, setbacks for three-story commercial buildings next to residential districts and outdoor lighting. The consensus of members was that revisiting the land use map could be done between staff and commission members as it would not be large enough in scope to need outside consultants. There was a general discussion that the zoning and development requirements surrounding non-conforming lots are working as designed when the zoning ordinance was written in 1992. It takes some time, but as uses are abandoned on non-conforming lots, the codes are written to bring them up to standard. Staff stated they will come back research and recommendations on lighting, and setbacks for three-story commercial buildings at a future meeting.

8. Adjournment

Kohl moved to adjourn the meeting. Terry seconded. Approved 8-0. The meeting adjourned at 6:11 p.m.

Date: _____

Chair