



CITY OF WARRENSBURG, MISSOURI
PLANNING AND ZONING COMMISSION MINUTES
May 3, 2021

1. Call to Order

The meeting was called to order by Bob Steinkuehler at 5:30 PM via a video conference call.

2. Roll Call

Roll was called and members Casey Lund, Shari Bax, Don Nimmer, Dewayne Jackson, and Bob Steinkuehler were present. Members Jeff Terry, Scott Holmberg, Andy Kohl, and Steve Westhead were absent. Also present was Barbara Carroll, Director of Community Development.

3. Minutes of Previous Meetings

Members reviewed the minutes. Andy Kohl joined the meeting at this point. Bax moved to approve the minutes from the April 5, 2021 meeting. Lund seconded. Approved 6-0.

4. Requests and Petitions Presented

4.I Cayhill, Lots 195 Thru 219 Final Plat
Larson Avenue

Carroll stated Baldrich LLC, represented by Darin Baldwin and Mike Rich, had submitted the final plat for the sixth phase of the Cayhill subdivision along Larson Avenue, north of Veterans Road in the northeast section of the City. This phase creates 25 lots that the developer intends to develop for single family homes and one duplex. A portion of the land is in a GB General Business district and the applicant is submitting a request to rezone that land to R1 and R1. Carroll stated since the staff report was written, the City and the applicant had further discussed the status of the existing emergency access road on the plat and the intent now is to build the whole street from Larson to Highway HH as a City street. Staff will require all of the right of way for Lake View Way to be included in the boundary of the plat. Darrin Baldwin appeared as the applicant and stated he was in agreement with that. Board member Scott Holmberg joined the meeting at this point. There was a general discussion about the future of Highway HH and leaving room in the design of the Cayhill subdivision for it to extend further north in the future.

Staff recommended approval with a list of conditions. Kohl moved to approve with the conditions in the staff report including amending #8 to show the full right-of-way of Lake View Lane extending from Larson Avenue to Highway HH. Jackson seconded. Approved 7-0 on a roll call vote.

1. Reverse all easement labels that read "U.E. & S.D." to "S.D. & U.E." See labels on lots 195, 196, 197, 201, 207, 208, 209, 210, 214, 218.
2. On Lot 196, correct the easement label to say "S.D. & U.E" not "U.E. & U.E." and change from a 38' easement to a 15' easement on the south side of the lot.
3. Change U.E. & S.D. from 20' to 15' on south and west sides of Lot 205.
4. Correct the building line on Lot 196 to be 30' not 38'.
5. Move Note 10 to a different section of Notes so that it is not wrapped up in the Note 9 statement. Note 10 is part of the City's approval. Amend the Note to include parking will only be on one side of Larson Avenue, Brooks Lane and Lake View Way.

6. Add a Note in the same section as Note 10 so it is part of the City's approval that states the sidewalk along Larson Ave. on Tract D is required to be built as part of this plat of Cayhill, Lots 105-219. The sidewalk is required to be completed along Tract D to connect Cayhill Phase 1 with Cayhill Phase 6.
7. Show 4' sidewalk on north side of Lake View Way.
8. Show Lake View Way right-of-way pushed through all the way to HH Highway right-of-way and construct as a city street.
9. New fire hydrants shall meet the fire flow requirements of the 2018 International Fire Code.

5. Motions, Resolutions, and Recommendations – None

6. Other Business and Appearances by the Public

6.I FY22 Budget Request

Carroll stated several budget options for the Commission were included in the staff report. These included attending in-person training at the annual conference in Fall 2021, attending virtually, or attending webinars during regular commission meetings. Kohl moved to request \$500 in funds to be used for virtual training at a conference or webinars during regular commission meetings or some combination thereof. Lund seconded. Approved 7-0 on a roll call vote.

6.II Future meeting preference

Carroll stated the number of new COVID 19 cases had dramatically decreased and the vaccination rate in Johnson County was nearing 20%. As such, City policies would allow the commission to hold their meetings in person again. Upon questioning, Carroll stated the City would not ask attendees or board members at in person meetings if they had been vaccinated. Nimmer moved to meet by Zoom in June. Jackson seconded. Approved 7-0 on a roll call vote.

7. Comments of Commissioners and Staff

8. Adjournment

Lund moved to adjourn the meeting. Jackson seconded. The meeting adjourned at 5:54 p.m.

Date: _____

Chair