



CITY OF WARRENSBURG, MISSOURI
PLANNING AND ZONING COMMISSION MINUTES
August 2, 2022

1. Call to Order

The meeting was called to order by Chair Shari Bax at 5:39 PM at the Warrensburg Municipal Center.

2. Roll Call

Roll was called and members Bruce Uhler, Shari Bax, Andy Kohl, Dewayne Jackson, Don Nimmer, Casey Lund, and Jeff Terry were present. Members 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 July 5, 2022 meeting. Nimmer seconded. Approved 6-0 with Terry abstaining.

4. Requests and Petitions Presented

- 4.I Request for Conditional Use Permit for a Community Utility Facility (Land Use 18.200) in a GB: General Business District
505 E. Young

Carroll summarized the request and stated several fiber companies are moving into the area. Ozark Fiber LLC is considered a utility company under the Public Service Commission, and therefore, the operation would fall under Land Use 18.200 and require a Conditional Use Permit at the proposed location. Carroll clarified there is a driveway easement on the adjacent property to the east that has previously been used to provide access to the rear of the lot in question. The owner has stated to staff they do not plan to use the rear or side of the building at this time. If trucks or vehicles use the easement in the future to access the rear or the side of the lot then that driveway in the easement is required to be hard-surfaced.

Staff recommended approval with three conditions:

1. Staff is granted the authority to review the final site plan.
2. Staff review items listed above must be satisfactorily addressed on the final site plan.
3. Any utilization of the rear parking area or east drive aisle in the future will require an amendment to the conditional use permit.

5. Motions, Resolutions, and Recommendations

- 5.I Request for Conditional Use Permit for a Community Utility Facility (Land Use 18.200) in a GB: General Business District
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Terry moved to approve the Conditional Use Permit with staff's three conditions. Kohl seconded. Approved 7-0 on a roll call vote. Bax read the Findings and Recommendations.

5.II Winterset Villas – 1st Plat
Portions of the 1500 block of Park Ave.

Carroll summarized the request and stated this is the first phase of a larger preliminary plat. Carroll stated the applicant made all the corrections that staff requested, and four, minor corrections were found with the revised plat.

Staff recommended approval of the final plat with the conditions listed below:

1. State the number of acres at the end of the property description.
2. Remove the portion of the line that extends into the notary block.
3. Renumber the Notes so there are notes 1-11 and not two 10's.
4. Correct the second note 10, future note 11 to read as follows:
Tract A is intended for stormwater detention and shall be owned and maintained by the Winterset Villas HOA, its successors, and assigns. The City of Warrensburg shall not be responsible for maintenance.

Kohl moved to approve the minor plat with staff's four conditions. Lund seconded. Approved 7-0 on a roll call vote. Bax read and completed the Findings and Recommendations.

6. Other Business and Appearances by the Public – None.

7. Comments of Commissioners and Staff

Permeable Hard Surface Parking

Uhler asked staff to look into permeable hard surface solutions for parking. Carroll stated staff members had started looking into this, and it is a joint conversation between Planning and Zoning and Public Works staff. Carroll summarized the aspects of what a permeable hard surface parking lot would affect concerning ordinance changes, required studies for building permits, stormwater infrastructure, and performance standards.

Update on Online Training Program

Carroll stated there are ten modules for the online training program, and they range between 4-30 minutes. There will be a link that can be forwarded in advance of the meetings and there is a list of discussion questions with each module. Carroll summarized the topics.

September Planning and Zoning Commission Meeting

Bax stated the September Planning and Zoning Commission meeting falls on Labor Day. Staff and the members discussed alternate days and decided to have the meeting on Wednesday, September 7, at 5:30 p.m.

8. Adjournment

Kohl moved to adjourn the meeting. Jackson seconded. Approved 7-0. The meeting adjourned at 6:00 p.m.

Date: _____

Chair