



CITY OF WARRENSBURG, MISSOURI  
PLANNING AND ZONING COMMISSION MINUTES  
July 6, 2020

**1. Call to Order**

The meeting was called to order by Chair Mark Karscig at 5:30 PM via a video conference call.

**2. Roll Call**

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

**3. Minutes of Previous Meetings**

Members reviewed the minutes. Steinkuehler moved to approve the minutes from the June 1, 2020 meeting. Kohl seconded. Approved 5-0 on a roll call vote with Terry abstaining.

**4. Requests and Petitions Presented**

- 4.1 Request to Rezone GB: General Business District to R4: Medium-Density Multifamily Residence District  
*1610 E. Hale Lake Rd.*

Carroll stated the request involves the property at 1610 E. Hale Lake Rd. on which the house previously located on the lot has been demolished. MFM Capital, LLC is requesting this tract of land be rezoned to R4. In addition, the owners have submitted a preliminary plat application, which will be presented to the Planning and Zoning Commission in August. The zoning request will be on the July 13, 2020 City Council meeting.

Jeff Terry on behalf of MFM Capital, LLC, stated the land will be developed with fourplexes similar to Pebble Creek with brick or cedar shake vinyl siding. Steinkuehler asked about access to the site, and Terry replied there will be one new cul-de-sac street with a divided entrance at Hale Lake Road. There was a discussion about the potential noise from the adjacent use to the west and Terry explained some additional measures he would take when developing the property to mitigate noise.

Staff recommended approval for the following reasons:

1. The proposed zone is an extension of an existing R4 District.
2. The proposed land use is in keeping with the general development trend of the area and the adopted Comprehensive City Plan

**5. Motions, Resolutions, and Recommendations**

- 5.1 Request to Rezone GB: General Business District to R4: Medium-Density Multifamily Residence District  
*1610 E. Hale Lake Rd.*

Steinkuehler moved to approve the R4 Zoning designation for the reasons stated in the staff report. Kohl seconded. Approved 5-0 on a roll call vote with Terry abstaining. Karscig read and completed the Findings and Recommendation sheet.

5.II An Ordinance Amending Chapter 27 of the Code of City Ordinances of the City of Warrensburg, Missouri, Regarding Shooting Ranges

Carroll introduced the proposed ordinance which amends Ordinance Section 27 of the Code of City Ordinances regarding shooting ranges. Carroll reviewed the information in the staff report. The Commission discussed if any distance requirements were needed between a shooting range and a veteran facility due to noise and PTSD concerns. Steinkuehler brought forth concerns about the proposed licensing requirements under Chapter 22 and Carroll stated those concerns should be taken to the City Council meeting. The Planning and Zoning Commission does not make a recommendation to Council on code amendments to Chapter 22. Lund moved to approve the ordinance as written by staff. Jacobs seconded. Approved 5-0 on a roll call vote with Terry abstaining. Karscig read and completed the Findings and Recommendation sheet.

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

7. Comments of Commissioners and Staff

Carroll stated there would be a need for an August meeting.

8. Adjournment

Kohl moved to adjourn the meeting. Lund seconded. Approved 6-0. The meeting adjourned at 6:04 p.m.

Date:

8/3/2020

  
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Chair