



CITY OF WARRENSBURG, MISSOURI  
PLANNING AND ZONING COMMISSION MINUTES  
August 3, 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 Casey Lund, Andy Kohl, Jeff Terry, Shari Bax, Mark Karscig, and Bob Steinkuehler were present. Members Dewayne Jackson, Bryan Jacobs, and Steve Westhead were absent. Also present were Barbara Carroll, Director of Community Development, and Danielle Dulin, Assistant City Manager.

**3. Minutes of Previous Meetings**

Members reviewed the minutes. Steinkuehler moved to approve the minutes from the July 6, 2020 meeting. Kohl seconded. Approved 5-0 on a roll call vote with Bax abstaining.

**4. Requests and Petitions Presented**

- 4.1 Request for Conditional Use Permit: Land use 9.400 Motor Vehicle Painting and Body Work  
*812 E. Young St.*

Carroll stated the applicants had purchased the property with the intent to move the Bent and Dent Body Shop into the existing buildings. The use requires a Conditional Use Permit in a General Business District. The site plan has been reviewed by staff and they can meet zoning requirements including required parking spaces. There was a discussion about the west driveway entrance shown on the site plan, which does not exist in the field. Natalie Sims spoke as the applicant and stated they do not intend to build that driveway.

Staff recommended approval for the following reasons:

1. The proposal is in keeping with the intent of the GB district regulations and the general trend of development in that area.
2. The proposal is in keeping with the intent of the Future Land Use Plan as an industrial use.
3. The property is located on E. Young St., an arterial street and near the U.S. Highway 50 ramp. The street classification is designed to accommodate traffic that may result from more intensive development of the site.
4. The surrounding properties are zoned GB: General Business and developed with commercial and motor vehicle uses such as heavy equipment rentals that should not be negatively impacted from more intensive development of the site and additional traffic.

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

- 5.1 Request for Conditional Use Permit: Land use 9.400 Motor Vehicle Painting and Body Work  
*812 E. Young St.*

Lund moved to approve the CUP with the following conditions:

1. Staff is granted the authority to approve the final site plan as part of the building permit process.
2. The site plan be red-lined to eliminate the west driveway onto Young Street.

Bax seconded. There was a brief discussion about the location of the west property line and a 50' strip of land between the site and the property to the west. Motion was approved 5-0 on a roll call vote with Terry abstaining. Karscig read and completed the Findings and Recommendation sheet.

**5.II Minor Plat Stella Rae Addition – Lots 1 Thru 3  
630 Allison Ave., 632 Allison Ave., and 715 Springridge Rd.**

Carroll introduced the minor plat which covers 37,261 sq. ft. of land, and it is located on the southeast corner of Spring Ridge Rd. and Allison Ave (formerly Rhiannon St). The minor plat creates three buildable lots and no new streets. There was a discussion about allowing access for driveways onto Spring Ridge Rd. Staff recommended approval with one condition. Kohl moved to approve the minor plat with the following condition:

1. Change the address of the neighboring property to the south to 725 Springridge Rd.

Bax seconded. Approved 6-0 on a roll call vote. Karscig read and completed the Findings and Recommendation sheet.

**5.III The Pines at Hale Lake Preliminary Plat  
1610 E. Hale Lake Rd.**

Carroll stated the proposed subdivision contains approximately 5.12 acres and is located west of the intersection of Hale Lake Road and Countryview Lane on the south side of Hale Lake Road. The preliminary plat proposes to create 12 multifamily lots, two tracts and one new street. The owner has indicated the lots will be developed with four-plexes. Steinkuehler asked if safety devices would be installed where the new street intersects the bike trails. Jeff Terry spoke as the applicant and stated yes he already had the engineers working on that. He also stated the sanitary sewer main he was installing would be extended to the east and west in order to eliminate two lagoons that serve neighboring properties. Kohl moved to approve the preliminary plat as presented. Lund 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.**

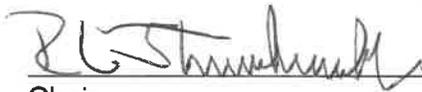
**7. Comments of Commissioners and Staff**

Carroll stated the September meeting date would fall on Labor Day. Members agreed to meet on Tuesday, September 8, 2020 if there is a need for a meeting.

**8. Adjournment**

Seeing no further business, the meeting adjourned at 5:55 p.m.

Date: 8 SEP 20

  
Chair