



CITY OF WARRENSBURG, MISSOURI  
PLANNING AND ZONING COMMISSION MINUTES  
January 3, 2022

**1. Call to Order**

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

**2. Roll Call**

Roll was called and members Jim Kushner, Casey Lund, Shari Bax, Andy Kohl, and Dewayne Jackson were present. Members Don Nimmer, Jeff Terry, and Steve Westhead 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. Don Nimmer joined the board at this point in the meeting. Jackson moved to approve the minutes from the December 6, 2021 meeting. Lund seconded. Approved 5-0 with Kushner abstaining.

**4. Requests and Petitions Presented**

- 4.1 Request for Conditional Use Permit for a Community Utility Facility (Land Use 18.200) and to Construct a 90 Ft. Structure an a LI: Light Industrial District  
*300 W. Pine St.*

Carroll summarized the request as well as the project's previous applications for rezoning in October 2020 and the Board of Adjustment hearing in November 2021. Carroll clarified the same site plan under review was used for the Board of Adjustment hearing, and the variance process requires a second meeting to vote on the resolution. Staff is in the process of scheduling it.

Justin Harris, attorney for Evergy, stated Mark Rothmier with Evergy and the engineer for the project Michael Blake were present to answer any technical questions. There was general discussion about improving safety/eliminating fires by replacing the existing substation, increasing the reliability of electrical service in Warrensburg by modernizing equipment, the height of the other 90' poles in town, height of existing poles already along Pine Street, whether the structure would be visible from Blind Boone Park, and the location and construction of a sidewalk along Pine Street. Public comment was received as follows:

Dana Phelps, 223 Madison Ave., stated Harris already answered one question about what will happen to the existing station. Phelps asked once it is dismantled what will it still belong to Evergy and turn to overgrowth? Phelps stated over the year, many of us wanted a sidewalk going to Blind Boone Park, and will there be a sidewalk. [Staff showed on the site plan the sidewalk along Pine St. and Warren St.] Phelps said it would be great if there was a discussion about getting a sidewalk to Blind Boone Park.

Staff recommended approval based on the following:

1. The proposal is in keeping with the intent of the LI: Light Industrial District of Chapter 27 of the Code of City Ordinances and the general trend of development in that area.
2. The proposed industrial use is consistent with the industrial use shown for this land on the Future Land Use Plan in the 2017 Comprehensive City Plan Update.
3. The property is adjacent to Pine Street and Warren Street which are designated as arterial and collector streets respectively on the adopted Major Street Plan and provides adequate access to the site.
4. The proposed substation is at the terminus of the high voltage transmission lines that serve Warrensburg. Moving the substation across the street minimizes further disturbance to the Warrensburg community.

## 5. Motions, Resolutions, and Recommendations

- 5.I Request for Conditional Use Permit For A Community Utility Facility (Land Use 18.200) And To Construct A 90 Ft. Structure In A LI: Light Industrial District  
*300 W. Pine St.*

Jackson moved to approve the CUP with the following condition:

1. Staff is granted the authority to approve the final site plan as part of the building permit process.

Kohl seconded. Approved 6-0 on a roll call vote.

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

## 7. Comments of Commissioners and Staff – *None.*

## 8. Adjournment

Jackson moved to adjourn the meeting. Lund seconded. Approved 5-0. The meeting adjourned at 5:53 p.m.

Date: 7 February 2022

  
Chair