



CITY OF WARRENSBURG, MISSOURI  
PLANNING AND ZONING COMMISSION MINUTES  
February 7, 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, Andy Kohl, Dewayne Jackson, Don Nimmer, and Shari Bax were present. Members 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. Jackson moved to approve the minutes from the January 3, 2022 meeting. Lund seconded. Approved 6-0.

**4. Requests and Petitions Presented**

- 4.I Request to Rezone GB: General Business District to R4: Medium Density Multifamily Residence District  
*West Side of the 1100 block of S. Mitchell Street*

Carroll summarized the request and read the public comments in the staff report and one public comment submitted by e-mail. Carroll stated if rezoned to R4, new development will be required to have a Type "C" Landscape Buffer, which is the same whether it was GB or R4. Bax asked staff to clarify if they could have residential in GB. Staff stated residential would require a conditional use permit, and it would be required to follow the R4 regulations.

Staff recommended approval based on the following:

1. The proposed zone is an extension of an existing R4 District and a downzoning to a less intensive zoning district.
2. The proposed land use is in keeping with the general development trend of the area and the adopted Comprehensive City Plan.
3. The impact on the surrounding neighborhood should be minimal. Mitchell St. is a collector street, which is designed to accommodate a large volume of daily vehicle traffic.

- 4.II Request to Amend a Conditional Use Permit for a Community Facility (Land Use 18.200) in a GB: General Business District  
*1705 Montserrat Park Rd.*

Carroll summarized the request and items to be addressed on the final site plan. Carroll clarified this property was granted a Conditional Use Permit in 2006 for a new structure and also encompassed the existing properties on the site prior to 2006. Kohl asked about any hazardous chemicals. Roger Sparks on behalf of Missouri American Water, stated the project will increase safety. Missouri American Water is going to replace the chlorine treatment with a liquid bleach treatment, and a larger building is required to accommodate the change.

Anita Love, 1012 Deer Run, stated she signed the wrong piece of paper for public comment. She wanted to speak on behalf of the Mitchell St. properties rezoning and wanted to get the facts. She just built her house and is concerned about traffic, noise and landscape/buffer requirements.

Staff recommended approval of the Conditional Use Permit with the condition that staff be given the authority to approve the final site plan and landscape plan.

Staff recommended approval based on the following:

1. The proposal is in keeping with the intent of the GB: General Business District of Chapter 27 of the Code of City Ordinances.
2. The proposed building is consistent with the existing use of the property and is of a size that it should not dominate the site.
3. The property is adjacent to Montserrat Park Road, which is designated as a collector street on the adopted Major Street Plan and provides adequate access to the site.
4. The proposed chemical treatment building furthers the successful utilization of the existing facility and will house disinfecting chemicals and equipment to provide safe drinking water for the Warrensburg community.

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

- 5.I Request to Rezone GB: General Business District to R4: Medium Density Multifamily Residence District  
*West Side of the 1100 block of S. Mitchell Street*

Jackson moved to the approve the rezoning based on staff recommendations. Kushner seconded. Approved 6-0 on a roll call vote. Bax read the Findings and Recommendations.

- 5.II Request to Amend a Conditional Use Permit for a Community Facility (Land Use 18.200) in a GB: General Business District  
*1705 Montserrat Park Rd.*

Lund moved to approve the Conditional User Permit based on staff recommendations with the condition staff be given the authority to approve the final site plan and landscape plan. Jackson seconded. Approved 6-0 on a roll call vote. Bax read the Findings and Recommendations.

- 5.III Final Plat, Juniper Ridge 4<sup>th</sup> Plat  
*Mahogany Ct.*

Carroll summarized the request and stated there was one additional staff condition to the one in the staff report. Carroll stated the ownership may change prior to the plat to be recorded.

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

1. Provide engineered soils report prior to applying for the first building permit.
2. Show the correct ownership and notary prior to recording.

Lund moved to the approve the final plat based on staff recommendations. Nimmer seconded. Approved 6-0 on a roll call vote. Bax read the Findings and Recommendations.

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

**7. Comments of Commissioners and Staff**

Carroll stated there would be a need for a March meeting. Commission members discussed their schedules and realized that due to the Warrensburg RVI and UCM spring break schedules, there would not be enough members present for a quorum on March 7. The meeting will be moved to March 14 at 4:30 p.m.

**8. Adjournment**

Jackson moved to adjourn the meeting. Kohl seconded. Without any further discussion, the meeting adjourned at 5:58 p.m.

Date: 3/14/2022

  
Chair