



CITY OF WARRENSBURG, MISSOURI
PLANNING AND ZONING COMMISSION MINUTES
May 2, 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 Casey Lund, Andy Kohl, Dewayne Jackson, Don Nimmer, and Shari Bax were present. Members Steve Westhead, Jeff Terry, and Jim Kushner 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 April 4, 2022 meeting. Lund seconded. Approved 4-0 with Bax abstaining.

Jim Kushner arrived and was present for the meeting.

4. Requests and Petitions Presented

- 4.I Request to Rezone R-MH: Manufactured Home Residence District to R4: Medium Density Multifamily Residence District
1001 S. Warren

Carroll stated the property formerly had a mobile home complex on it that was removed in the early 2000s. She stated one public comment was submitted through the City's online submittal form and was attached to the staff report. Jackson stated Teena Simon e-mailed him about the traffic concerns which he forwarded to the secretary of the Traffic Commission.

Staff recommended approval of the rezoning 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. S. Warren St. is a collector street, which is designed to accommodate a large volume of daily vehicle traffic. In addition, Southwest Dr., a local street, connects to Main St., a collector street, to the west.

- 4.II Request for Conditional Use Permit: Land Use 18.200 Community or Regional Facilities in A GB: General Business District
720 E. Young

Carroll summarized the request and stated public comment received by staff was included in the staff report. Carroll clarified this property has not had a Conditional Use Permit up until this point. By increasing the footprint of the building the requirement for a CUP for the site and the landscape buffer are triggered. There was a discussion about stormwater runoff design between the Commission and the applicant's engineering

team. Staff recommended approval of the Conditional Use Permit with the condition that staff be given the authority to approve the final site 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 and the general trend of development in that area.
2. The proposed commercial use is consistent with the community commercial use shown for this land on the Future Land Use Plan in the 2017 Comprehensive City Plan Update.
3. The proposed building is consistent with the existing use of the property and is of a size that it should not dominate the site.
4. The property is adjacent to E. Young St., which is designated as an arterial street on the adopted Major Street Plan and provides adequate access to the site.

5. Motions, Resolutions, and Recommendations

- 5.I Request to Rezone R-MH: Manufactured Home Residence District to R4: Medium Density Multifamily Residence District
1001 S. Warren

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

- 5.II Request for Conditional Use Permit: Land Use 18.200 Community or Regional Facilities In A GB: General Business District
720 E. Young

Jackson moved to approve the Conditional Use Permit based on staff recommendations with the condition staff be given the authority to approve the final site plan as part of the building permit process. Lund seconded. Approved 6-0 on a roll call vote. Bax read the Findings and Recommendations.

- 5.III An Ordinance Amending Section 27-406 of the Code of Ordinances of the City of Warrensburg, Missouri Regarding Parking Requirements for Land Use 5.300 Libraries, Museums, Art Galleries, Art Centers, And Similar Uses

Carroll introduced the ordinance and summarized previous discussions with the Johnson County Historical Society that prompted the City to consider amending parking requirements for museums. Those findings are included in the staff report along with a proposed ordinance to amend the City's requirements.

Lund moved to approve the ordinance as presented. Jackson seconded. Approved 6-0 on a roll call vote. Bax read the Findings and Recommendations.

- 5.IV An Ordinance Amending Section 27-28 (E) (4) of the Code of City Ordinances of the City of Warrensburg, Missouri, Regarding Non-Conforming Situations, Repair, Maintenance or Reconstruction

Carroll introduced the ordinance and explained and gave examples of non-conforming situations. Kohl expressed concern about allowing carports in front of houses to be turned into garages. A discussion followed concerning the openness of a carport versus

a garage from a neighbor's perspective, creating line-of-sight issues on corner lots for traffic, and whether or not it would apply to detached carports or just to attached carports.

Nimmer moved to table the ordinance and give staff time to bring back additional information and a revised ordinance. Lund seconded. Approved 6-0 on a roll call vote.

6. Other Business and Appearances by the Public

7. Comments of Commissioners and Staff

Bax stated she would not be able to attend the June meeting.

8. Adjournment

Nimmer moved to adjourn the meeting. Without any further discussion, the meeting adjourned at 6:10 p.m.

Date:

7/5/2022



Chair