

**MINUTES
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI**

January 12, 2006

The Planning and Zoning Commission for the City of Riverside, Missouri, met in regular session in the Board of Aldermen chambers at City Hall, 2950 NW Vivion Road, Riverside, Missouri.

Chairwoman Barbara Snyder called the meeting to order at 7:30 p.m. Members present: Al Bowman, Bernie Bruns, David Hurt, Shawn Lee, Gene Lively, Toni Looker, Harold Snodderly, and Ray Uhl. Members absent: Mayor Betty Burch, Aaron Locke, and Evelyn Poe.

Also present: Brent Miles, Community Development Coordinator, Nathaniel Hanway, an intern working with Community Development and Codes Enforcement, and Jane Henry, Administration Assistant.

Minutes

Minutes of the December 19, 2005 meeting were unavailable for approval.

Public Hearing

Chairwoman Snyder opened the public hearing to consider acceptance of a Minor Subdivision Plat of Hulen Acres located on NW Hillside Drive at the corner of NW South Street. The proposed Minor Subdivision is a simple split to create three (3) lots. Discussion followed regarding setbacks, access and utilities. Miles said no public improvements are necessary. Contingencies were identified: egress, title block, and a surveyor statement that the plan ties to USGS. Snyder closed the public hearing.

Motion

After further discussion, Shawn Lee made a motion for recommendation of the Minor Subdivision Plat of Hulen Acres based on the contingencies being met. Gene Lively seconded. All voted in favor. Motion carried.

Building Permit

The applicant, Tom Wyer, 901 Valley Lane, has requested a building permit to remodel his existing sun room into a family room. Staff said the applicant meets all of the code requirements of the City of Riverside and staff recommends approval.

Al Bowman made a motion to approve. Ray Uhl seconded. All voted in favor. Motion passed.

Building Permit

The applicant, Larry Farrell, has requested a building permit for construction of a garden shed in his backyard. The 8x10 shed will be used for tool storage and will be painted to match the color of the residence. Staff recommended approval. Uhl asked if it would be on a concrete pad. Staff explained that there would be footings and a dirt floor.

Bernie Bruns made a motion to approve. Dave Hurt seconded. All voted in favor. Motion passed.

MARC Audio Conference

Miles said the audio conference would be held at the MARC offices on January 18, 2006. The two-hour session is an introduction to planning. Chairwoman Barbara Snyder, Dave Hurt, Gene Lively and Bernie Bruns plan to attend.

Master Plan Update

Miles updated the commission on the Board of Aldermen's plans for developing a master plan. Miles talked about assembling the master planning team; plans for a city-wide survey of all households; the economic analysis that will be provided by Development Strategies; and, the infrastructure assessment of the Horizons site.

Uhl suggested that proposed developments be put on hold until the master plan is completed. Bruns asked if there are plans for codes revisions. Miles responded that there are plans to revise the planned development and subdivision requirements but that the zoning code revisions may be finished after the master plan is completed.

A discussion followed about the survey and Hurt questioned sending the survey to renters. Alderman Toni Looker explained that the survey will be sent to all households, both renters and property owners.

Adjournment

There being no further business, Shawn Lee moved to adjourn the meeting. Alderman Looker seconded. All voted in favor and the motion passed. Chairman Snyder called the meeting to an end.