

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

January 26, 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.

Alderman Toni Looker agreed to chair the meeting in Chairwoman Barbara Snyder's absence and called the meeting to order at 7:40 p.m. Members present: Al Bowman, Bernie Bruns, David Hurt, Toni Looker, Evelyn Poe, Harold Snoderley, and Ray Uhl. Members absent: Mayor Betty Burch, Shawn Lee, Gene Lively, Aaron Locke, and Barbara Snyder.

Also present: Brent Miles, Director of Planning and Economic Development, and Jane Henry, Administration Assistant.

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

Bruns made a motion to approve the minutes of the January 12, 2006, meeting as presented. Bowman seconded. Motion passed. All voted to approve with the exception of Evelyn Poe who abstained since she was not present at the meeting on the 12 th . |
| Building Permit | Applicant Bob Campbell is requesting a building permit to proceed with a tenant finish for the offices of McBride and Sons Homes. The company is relocating from Pleasant Valley to Eastbrook Plaza in Riverside. Staff recommends approval contingent on the installation of a Knox key box for use by Public Safety in emergency situations. |
| Motion | Hurt made a motion for recommendation of approval of the building permit based on applicant Campbell meeting the contingency. Al Bowman seconded. All voted in favor. Motion carried. |
| General Discussion | MARC Audio Conference
MARC will host another audio conference on February 15. Miles will provide more information at the next P&Z meeting on February 9. MARC is also holding a series of workshops for planning commissions and planning staff on March 30, April 13, and May 4. Miles urged commission |

members to consider attending the session 4/13 that deals with annexation and the session on 5/4 that focuses on mixed use development.

Master Plan Update – Miles updated the commission on the status of the first phase of the master planning process: the surveys for residents and for businesses.

Web Site Development – Companies and individuals that have shown interest in the past have been contacted again. All parties indicated they remain interested in submitting a proposal. RFP's will be sent out in February.

Trains – Miles explained some of the options for alleviating the ubiquitous train horns that sound several times an hour. Quiet zones can be established so that trains cannot sound their horns when in the quiet zone. Wayside horns that point down and attach to the crossing guards are triggered by a computer when the train crosses out of the quiet zone. The noise is muffled because the horns point down. The horns sell for \$60,000 each. Heavy duty gates that completely block the tracks cost \$250,000 each. Riverside has 2 crossings that could benefit: Tullison Road and Mattox.

Adjournment

There being no further business, Bowman moved to adjourn the meeting. Poe seconded. The motion passed and the meeting was adjourned.