

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

Thursday, March 23, 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.

Shawn Lee agreed to serve as Chair in Barbara Snyder's absence. Commissioner Lee called the meeting to order at 7:30 p.m. Answering roll call were Al Bowman, Bernie Bruns, David Hurt, Shawn Lee, Gene Lively, Toni Looker, Evelyn Poe, Harold Snoderley, and Ray Uhl. Members absent: Mayor Betty Burch, Aaron Locke, and Barbara Snyder.

Also present: Brent Miles, Director of Planning and Economic Development, Jim Haynes, Building Codes Official, and Jane Henry, Administration Assistant.

Approval of Minutes from
March 9, 2006

It was noted that the date at the top of the minutes needed to be changed to March 9, 2006. Commissioner Hurt moved that the minutes be approved as amended. Commissioner Bowman seconded. The motion passed.

Public Hearing to consider a
Special Use Permit for
Modular Units as Temporary
Facilities at 6105 NW
Riverpark Drive

Commissioner Lee called the public hearing to order and asked for the staff report. The applicant, Embassy Landscaping, is requesting the use of 2 temporary office facilities to be used until the permanent office building can be constructed. Riverside Municipal Code Section 440.117 regulates this special use. Miles said the modular units proposed meet code. The site plan indicates 15 parking spaces but does not include the dimensions. The dimensions must be included in the site plan as well as landscaping proposed and signage. Staff recommends a 1-year expiration on the permit that could be extended with justification. Additionally, a copy of Embassy's access agreement with Intercontinental must be submitted before permit approval and a licensed inspector needs to O.K. the sanitary sewer.

Commissioner Lee closed the public hearing. Commissioner Poe questioned the existing fencing. Mile said he grandfathered in the fence because it was already on the property. Lee asked if the business would be open to the public and was told that it will be open to the public as well as to commercial customers.

Public Hearing to consider a
Special Use Permit for
Outdoor Storage per
Riverside Municipal Code
Section 410.130.2

Miles reported that the necessary information is not yet available and he asked that the commission table the item. Alderman Looker moved to table the public hearing and Commissioner Bowman seconded. The motion carried.

Grading Permit
Briarcliff Development –
West Platte Road Bluff

The applicant, Briarcliff Development company, has requested a grading permit for excavation on property owned by the company. The excavation will take place in an area west of NW Valley Lane and east of NW Riverside Avenue. The applicant is requesting the permit for a 3 year period. Staff completed 3 reviews of the project.

It is estimated that over 300,000 cubic yards of earth will be removed from the site. Staff recommends the work be scheduled in phases and that the phases be called out in the plans. Work would commence in April and staff recommends that work be done only from 7:00 a.m. to 5:00 p.m. Monday-Friday (maybe Saturday) and only after contacting Brent Miles 24 hours in advance. Miles also recommends a 6 month progress report. The Briarcliff Development Company will be limited to a designated haul route and must erect signage approved by city staff. The amount of \$100,000 for escrow will be placed with the City for repair of NW Riverside Avenue. Staff recommends seeding take place in an area that has been completed; no grading or clearing be allowed outside of the proposed areas; a dust control plan be submitted; a demolition permit and documents be submitted to staff before demolition of the house on the property.

Commissioner Uhl is very concerned about changing the natural appearance of the bluff. He wants some trees to remain on the Riverside side of the Garney property. He asked for a photograph of what it will look like when completed. Commissioner Looker asked for a field trip to help them visualize the proposed excavation. The commission agreed to go to the area on April 6 at 6:00 p.m.

Commissioner Lee asked to see a copy of the geotechnical report. Miles said that John Jackson had reviewed it but it could be sent out for another opinion. Lee also asked that excavation activity not start until 8:00 a.m. in respect for adjacent neighbors. Miles added that he has stipulated with the company that there be neither grading nor hauling July 1-5.

Commissioner Poe expressed her concern about the length of time, 3 years, the excavation/grading will go on. "The citizens have gone through roads construction for 5 years and they are tired of it and this would be another 3 years." She would rather the grading could be done within 2 years. She is also concerned about road damage. Miles said the escrow estimate is too low.

Commissioner Uhl said he had heard there were Indian burial grounds on the bluff. Commissioner Lively asked how many trucks would there be. Garney's representative said there would be a truck every 2 minutes... "a steady stream."

Commissioner Poe made a motion to table the grading permit until April 12, in order to enable the board to visit the site. Commissioner Uhl seconded. Motion carried.

Building Permit
321 NW Woodland

The applicant, Corey Newell, requests a building permit to enclose an area between the house and the garage. KC Remodelers has contracted for the job. Building Official Jim Haynes recommended approval. Alderman Looker moved to approve the building permit. Commissioner Uhl seconded and the motion carried.

General Discussion

Henry told the board that they are all registered for the annexation seminar on April 13. Alderman Looker would like to involve the Park Board and at least one member of P&Z Commission from each ward, i.e., David Hurt, Evelyn Poe and Harold Snoderley, in discussions about the streetscape plans.

Adjournment

Commissioner Lively moved to adjourn and Commissioner Bowman seconded. Motion carried and the meeting was adjourned.

Administration Assistant