

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

Wednesday, April 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.

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

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 23, 2006

Commissioner Lee moved that the minutes be approved as presented. Commissioner Locke seconded. The motion passed.

Old Business: Briarcliff
Development Grading Permit
for West Platte

Miles reported his follow up on the March 23rd discussion on the Briarcliff Development Grading Permit for West Platte: 1) Sent the geotechnical report to Terracon for a 3rd opinion. 2) Contacted DNR – the property in question is not an archeological site on their maps. 3) Miles asked Briarcliff Development for a visual of the site excavation, which they provided. 4) They agreed to provide six (6) month progress reports.

Staff recommended approval based on the following contingencies: 1) The hours of operation be amended to 8:00 to 5:00 M-F with 24 hour advance notice to Planning and Development Department. 2) The haul routes must be down Riverside Avenue, a left on West Platte Road / Gateway to Riverway Blvd. where the trucks must turn right and proceed. 3) Once a phase of work is completed that area will be seeded. 4) A dust control be submitted and approved. 5) A demolition permit for the existing house on the site must be submitted and approved. 6) Plans must be tied to USGA Datum. 7) Minor errors on Title Sheet must be corrected. 8) A satisfactory third party review.

The commission discussed the contingencies and talked about their observations on their tour of the site. Commissioner Lee moved to recommend approval of the permit request to the BOA with the aforementioned contingencies. Commissioner Lively seconded. Motion passed.

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

Miles reported that the applicant withdrew his application and still owes the City for the advertisement.

Public Hearing
To consider a request to
amend the approved

Chair Barbara Snyder opened the public hearing. The applicant has a home buyer who wants to build a bigger house on the lot and it will encroach on the rear yard setback by 8'6". The rear of the lot is in the

development plan for the Gatewoods Planned Development regarding yard setbacks for Lot 14

common area. When asked why this issue is not taken to BZA for a variance, Miles explained that planned developments constantly have exceptions that need to be addressed. The Planning & Zoning Commission should be the body to decide these exceptions because they have knowledge and perception of what the Planned Development looks like as a whole. Another body, like the BZA, would not have much knowledge of the intent of the Planned Development and the nuances that accompany it. When asked about the size of the proposed house, Miles replied that it will be 74' by 46,' 1720 s.f. on the main floor.

Chair Snyder closed the public hearing.

Commissioner Looker asked about the trail location and was assured by Miles that the trail will not be affected.

Commissioner Looker moved to recommend the amendment to the planned development to the BOA for approval. Commissioner Snoderley seconded. Motion passed.

Site Plan
Argosy Casino northwest parking lot site plan revision

Miles presented the site plan revision and told the commission there was no action required. The revised site plan indicates a reduction in total parking spaces.

Building Permit
David Hopson
3526 NW 50th Street

The applicant seeks approval to construct a detached three car garage as allowed within section 410.100.2a.1. Jim Haynes, City Building Official, presented the analysis. Haynes said the 40' by 50' metal frame building with painted wood siding appeared to be consistent with code. He showed the commission pictures of the proposed structure and its environs and pointed out that it is so far from the neighbors that it will be neither obstructive nor obtrusive. Bowman moved to recommend approval of the building permit. Looker seconded. Hurt abstained from the vote and the motion passed.

General Discussion

Miles told the commission that P&Z Commissioner Al Bowman had sought a variance from BZA, and was approved, to build a garage on his property. Commissioner Uhl made a motion to recommend approval. Lee seconded. Bowman abstained and the motion passed.

The commission was reminded of its training on annexation at the Platte County Resource Center on April 13. They were also asked to attend the Town Hall Forum on April 17.

Adjournment

Commissioner Lee made a motion to adjourn and Bowman seconded. Motion passed and the meeting was adjourned.

Jane Henry
Administration Assistant