

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

Thursday, April 27, 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 7:35 p.m. Answering roll call were Al Bowman, Bernie Bruns, David Hurt, Evelyn Poe, Barbara Snyder and Ray Uhl. Members absent: Shawn Lee, Gene Lively, Aaron Locke, Toni Looker, and Harold Snoderley.

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

Approval of Minutes from
April 12, 2006

It was noted that Bernie Bruns did not attend the April 12 meeting as was reported in the minutes. Commissioner Hurt moved that the minutes be approved as amended. Commissioner Bowman seconded. Poe abstained. The motion passed.

Preliminary Site Plan
River Valley Enterprise, LLC
Premier Coach Services
4301 NW Tullison Road

The applicant, River Valley Enterprise, requests the commission review a preliminary site plan for a permanent facility that Pat Casey, owner of Premier Coach Services, wishes to build at the end of Tullison Road. The site has been used previously for heavy industry and Premier has been parking its coaches there. Miles told the commission that the façade needs to be 4-sided to comply with GP code. Casey does not want to comply with the facade requirements of the code indicating that it would not be cost effective to do so.

Miles recommended rotating the building so that the bay doors would not be so visible from Tullison Road. Since it is near the railroad tracks, there is limited access and Miles added that, if this plan is not acceptable to the commission, more heavy industrial will be proposed for that site.

Surfacing is also an issue. Casey wants only ¼ of the area to be asphalted because, due to flooding in that area, he wants to use millings, a surface that is more porous.

Casey is willing to do some enhancements on the I-635 side and is willing to rotate the building, even though it is not as efficient to do so. Miles asks that the overhead doors for the bays match the color of the façade. Commissioner Bruns would like to see a sample of the façade and doors.

Miles will work on a final site plan with Casey and River Valley Enterprise.

Building Permit
Gary Shipley
5107 NW High Drive Terrace

The applicants, Gary and Sheri Shipley, plan to construct a 6 ft by 10 ft front porch addition. The applicants meet all code requirements and staff recommends approval. Commissioner Hurt commented that he thinks the commission does not need to consider applications for small

projects that meet city code. Hurt moved to recommend approval to BOA and Commissioner Bowman seconded. Motion passed.

General Discussion
Town Hall Meeting

Miles reminded the commission of the master plan process and the Town Hall Meeting on May 8, for the purpose of holding round table discussions about possible plan models. The Master Plan will be unveiled to the community the second week in June.

Adjournment

Commissioner Uhl made a motion to adjourn and Commissioner Bruns seconded. Motion passed and the meeting was adjourned.

Jane Henry
Administration Assistant