

MINUTES
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, May 11, 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.

Since Chair Barbara Snyder was absent, Aaron Locke called the meeting to order at 7:30 p.m. Answering roll call were Al Bowman, David Hurt, Gene Lively, Aaron Locke, Evelyn Poe, Harold Snoderley and Ray Uhl. Members absent: Shawn Lee, Bernie Bruns, 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
April 27, 2006

Commissioner Hurt moved that the minutes be approved as presented. Commissioner Uhl seconded. Snoderley and Locke abstained. The motion passed.

Public Hearing
To consider amending the
approved development
plan for the Gatewoods
Planned Development
regarding approved house
plans

The applicant, T.E. Woods Construction has requested revising the approved development plan for Gatewoods Planned Development by amending Ordinance 2005-132. Since Gatewoods is a Planned Development all house plans must be approved by ordinance. The applicant is requesting one new house plan be approved, the 'Evergreen.' The plan meets the requirement for overall square feet but does not meet the minimum number of square feet for the ground floor.

Commissioner Uhl asked, "If approved, would this be unique to Gatewoods?" Miles said yes because of the planned development ordinance. Several of the commissioners were concerned about using siding on a large expanse because sometimes siding on a 2-story home is wavy. The applicant replied that when siding has a wavy appearance, it is because it is of cheap quality, i.e., its lower mil rate and poor installation make it wavy. Woods uses a 4.4 mil rate product.

The siding will be vertical on the sides and the back of the home. The only horizontal siding will be on the front. Miles said that, in the future, he wants more stone on the front of the houses with rear setbacks amended and some front yard exceptions. Phase II will be planned differently. This was not a good planned development from the outset and, therefore, it has been challenging to deal with.

Commissioner Uhl made a motion to accept the Evergreen plan with vertical siding. Bowman amended to motion to say that the plan would be approved but with no more than 5 of the plan in the subdivision. Commissioner Poe seconded. Motion passed.

Public Hearing
To consider amending the approved development plan for the Gatewoods Planned Development in regard to rear yard setbacks for Lots 29 and 30

The applicant, T.E. Woods Construction, requested revising the approved development plan for Gatewoods Planned Development by amending Ordinance 2002-68 to change the setbacks for Lots 29 and 30. Miles asked the applicant to explore pushing the structures on those lots to a 35 ft. setback instead of a 36 ft. setback. Commissioner Poe questioned the applicant as to why the setback had been moved a foot from 35 to 36 feet. Commissioner Snoderley commented that the only way to fit the big houses that are selling well on the lots is to increase the setbacks.

Commissioner Bowman moved to approve the amendment to change the rear yard setbacks for Lots 29 and 30. Commissioner Lively seconded. Motion passed.

Public Hearing
To consider a request for a "Special Use Permit" for the sale of used motor vehicles at 4403 NW Gateway

Miles asked that this item be tabled. Commissioner Bowman made a motion to table the public hearing. Commissioner Lively seconded. Motion passed.

Building Permit
Rodney Smith
5037 Flintridge Drive

Codes Officer Jim Haynes explained that the applicant has requested a building for a fence to be located on his property. The fence, which would be for the purpose of containing a pet, would be 4 feet high and would be constructed of treated wood. Staff asked that the fence be set off the property line to ensure that it is on the applicant's property. Since the proposed fence meets all municipal codes, staff recommended approval. Commissioner Bowman made a motion to approve the fence and Commissioner Hurt seconded. Motion passed.

General Discussion
Master Plan

Miles reminded the commission of the master plan bus tour to look at industrial sites in the metro area, i.e., NW 112th Street and South Lake, and at new urbanism designed neighborhoods at Northgate and Longview. The tour is planned for May 21.

Adjournment

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

