

MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, June 15, 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 Gene Lively, Evelyn Poe, Stephen King, Mark Salyer and Ray Uhl. Members absent: Al Bowman, David Hurt, Aaron Locke, 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
May 11, 2006

Commissioner Poe moved that the minutes be approved as presented. Commissioner Lively seconded. The motion passed. Lively abstained from the vote.

Building Permit –
Craig Conner/Jeff Cashatt
4408 NW Pawnee

Craig Conner, Repairs Unlimited, appeared on behalf of the applicant, Jeff Cashatt of 4408 NW Pawnee. Mr. Conner is seeking a construction permit for an aluminum framed, powder coated deck structure made by Endurable Building Products in Brooklyn Center, MN with a deck floor of Correct Deck decking. The dimensions are 19ft. 6 in. by 21 ft.

According to Jim Haynes, the deck proposal meets all code guidelines. Chair Snyder noted that owners of upper end homes are putting in decks with this construction and that they wear well. Haynes recommended approval with the stipulation that the permit fee be paid.

Commissioner Uhl made a motion for approval contingent on payment of the permit fee. Commissioner Poe seconded. Motion passed.

Building Permit –
Rick Turner
3200 NW Vivion Road

Miles presented Rick Turner's grant application for fencing on his property. Miles explained the grant and loan revitalization program and then read the commission the ordinance creating the program.

Turner was approved for a grant not to exceed \$5,000, which was to be used to remediate the blighting conditions that exist on Turner's property at 3200 NW Vivion Road.

Turner had removed a shed that was in a dilapidated condition and cleaned up the property around, including asphaltting his parking lot. The fence would be used to conceal heavy equipment parked on the asphalt lot. Turner now needed a permit for the fencing. A problem was created, however, when Turner built the fence before obtaining a building permit. The city sent Turner a letter notifying him of the need to obtain a building permit and appear before the commission but the fence was already in place. Not only did he build it without a permit, the fence is too tall to satisfy code requirements.

Pictures of the property before the remediation and pictures of the fence installation were shown. The chain link and wood fence is 8 ft. tall, 2 ft. taller than the 6 ft. maximum stipulated in the code. Turner says the height matches the height of an existing fence that connects with it.

Commissioner Poe is concerned that the fence does not comply with the code. She does not think the commission should make an exception for 1 person. Miles said that 2 options were available to the commission: 1) Consider this a special use. 2) Refer the case to BZA.

Commissioner Uhl agreed with Poe but thought the 8 ft. fence enhances the applicant's property. Miles said he thought building the fence at 8 feet was the common sense thing to do at this location. It conceals much better than a 6 ft. one. Chair Snyder said it is a judgment call.

Commissioner Uhl moved the commission recommend approval to BOA contingent on legal review. Lively seconded. Motion passed.

Building Permit –
Bob Campbell
1835 NW Vivion Road

The applicant, Bob Campbell, has requested a building permit for a tenant finish at 1835 NW Vivion Road for a 1400 s.f. office. Haynes has completed a preliminary review and will finish the final review before the 6/20 BOA meeting. Haynes required the applicant to install a Knox Box. Commissioner Lively made a motion to recommend approval to the BOA contingent on the installation of the Knox Box and payment of the permit fee. Salyer seconded. Motion passed.

General Discussion

Miles talked about a new permit fee schedule. Riverside's fee schedule that is in force is much lower than any other municipality's in the immediate area. He assured the commission that he would propose new fees that would only be sufficient to recover some of the costs of his department. The goal is not to gouge the citizens.

Miles presented a quick summary of the proposed permit fee restructuring and said that, when completed, he will schedule a

public hearing. Before the hearing, however, he will present the schedule to the commission.

Miles told the commission that the BOA is considering changing the start time for their sessions to earlier in the evening. He asked if the commission would like to change. The members agreed to change to 6:30 PM on the 2nd and 4th Thursdays.

Since the public has not been told of the time change, the meeting on June 22, 2006, will begin at 7:30 PM. The time will change to 6:30 PM for all subsequent regular sessions.

Adjournment

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

Jane Henry
Administration Assistant