

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, September 14, 2006
7:00 p.m.

The Planning and Zoning Commission for the City of Riverside, Missouri, met in special 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 7:00 p.m. Answering roll call were Al Bowman, David Hurt, Mark Salyer, Barbara Snyder, Harold Snoderley and Mayor Kathy Rose. Members absent: Ray Uhl, Stephen King, Aaron Locke, and Evelyn Poe.

Also present: Brent Miles, Director of Planning and Economic Development, and Jane Henry, Executive Administration Assistant.

Approval of Minutes from August 24, 2006 The minutes of the regularly scheduled meeting on August 24, 2006, were approved as presented. Commissioner Hurt made a motion to approve; Commissioner Bowman seconded. All voted in favor. Chair Snyder abstained.

Chair Barbara Snyder and Mayor Kathy Rose presented service plaques to Shawn Lee and Eugene Lively in appreciation for their time and efforts serving on the Riverside Planning and Zoning Commission.

Site Development Plan: Staff requested that this agenda item be tabled. Commissioner Bowman moved CMW Equipment – 4100 to table the item and Commissioner Snoderley seconded. All voted in favor and NW Van de Populier the motion passed.

Grading Permit: (*Commissioner Salyer recused himself from discussion of this agenda item*).The T.E. Woods Construction applicant, T.E. Woods Construction, has made a request for a grading permit for Gatewoods 3rd Plat. Estimates are for a cut of 31, 219 cubic yards and an estimated fill of 40, 727 cubic yards. This indicates the necessity of 9,508 cubic yards to be imported into the site. The plans submitted indicate encroachment upon property to the south of NW 50th Street, which is not owned by the applicant. This needs to be addressed and proof of permission submitted to City staff.

Staff recommendations:

- 1) Grading activities would take place only between the hours of 7:00 am to 5:00 pm, M-F, (possibly Saturday) and city staff must be notified 24 hours in advance of the grading.
- 2) A surety must be put in place for the damage of repair of City streets and an amount to restore the site if grading activities permanently cease.
- 3) Signage must be placed at areas designated by City staff.
- 4) Before grading, all erosion fencing must be in place. Staff recommends seed and mulch on all disturbed areas within 14 days after disturbance. Considering the close proximity to Jumping Branch Creek, staff is requesting the use of sediment basins to ensure compliance with NPDES and APWA 5600 requirements.

Snyder asked if the property encroachment issue has to be resolved before they could proceed. Miles responded yes. Commissioner Hurt asked how long it would take to grade that many cubic feet of dirt and was told by staff that it would be 3 to 4 weeks. Mayor Rose asked how many loads there would be and Commissioner Hurt responded, "475." Rose also asked if there would be an agreement in place with Gatewoods like the one proposed for Briarcliff. Miles said yes, but there would be some differences because the scope of the projects is different.

Mark Salyer questioned the buffer. Salyer was also worried about run off when the area continues to develop. He said the creek got rather high during the recent heavy rain. Miles said the rain he was referring to was extremely heavy, 6"-7" in 1 hour. It was equivalent to a more than a 100 year storm. Everyone across the country designs to the requirements of the 100 year storm. Miles also said that water would have to come over the top of I-635 to their north to pose a flood threat.

Commissioner Snoderley moved to accept their plans for grading contingent on resolving the issues of: property encroachment, surety agreement between Woods and the City, and the use of sediment basins. Commissioner Bowman seconded. All voted in favor. Commissioner Salyer did not vote, having recused himself.

Building Permit: P & J
Building Services – 4409
NW Pawnee

P & J Building Services, 4409 NW Pawnee, is requesting to replace an existing deck with a 12' x 18' wood deck. In August, a permit to build a metal deck was approved but the contract with the company was subsequently cancelled. They are now asking to build a pine deck instead. Commissioner Salyer asked if there would be another permit fee and Miles said that Codes Officer Haynes had waived the fees and transferred the previous building permit to the revised project. Commissioner Hurt moved to approve the permit and Commissioner Snoderley seconded. All voted in favor and the motion passed.

Change of Use: River City
Fresh Fruit & Vegetable -
4403 NW Gateway

The applicant, John Hurtak, is proposing to put in a fresh produce market at 4403 NW Gateway that would operate year round. During the growing season they would sell produce grown by local farmers and, in the off season, they would sell produce from growers in California. The market would also sell seasonal flowers.

Hurtak proposes to gut the building and apply fresh paint. He has hired a sign company that designs signs for some of the big chain grocers and said the sign would be tasteful and would be on the building only, i.e., not a monument sign. He will landscape and will provide for the necessary 6 parking spaces with one being ADA. He indicated that the business would be open 6 days a week, closed on Sunday and that business hours would vary according to the seasons.

Commissioner Hurt asked what he thought he would spend on the remodel and Hurtak replied around \$7,000-\$10,000. Commissioner Snoderley asked if Hurtak had owned any other businesses to which Hurtack replied that he had owned several.

Commissioner Salyer made a motion to grant the change of use for this property and Commissioner Snoderley seconded. All voted in favor.

Miles pointed out that the applicant will still need to apply for a building permit and submit several pieces of information to be approved.

General Discussion

Staff explained the master plan schedule, i.e., the Sept. 23rd workshop/training for the planning and zoning commission and the board of aldermen. Rose stressed the importance of their involvement in the training and explained to them that they would be responsible for approving the plan and the BOA would be responsible for approving the financial plan and the implementation.

Miles also told the commission of the importance of attending the final town hall master plan meeting on September 25.

Miles gave the commission a brief UDO update and said they were still on schedule to present Section 400 to them in early October.

Adjournment

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

Jane Henry
Executive Administration Assistant