

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
RIVERSIDE, MISSOURI

Thursday, September 28, 2006  
7:00 p.m.

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 7:00 p.m. Answering roll call were David Hurt, Stephen King, Evelyn Poe, Barbara Snyder, and Harold Snoderley. Mayor Kathy Rose joined the group at approximately 7:15 p.m. Members absent: Ray Uhl, Al Bowman, Aaron Locke, and Mark Salyer.

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

Approval of Minutes from September 14, 2006      The minutes of the regularly scheduled meeting on September 14, 2006, were approved as presented. Commissioner Hurt made a motion to approve; Commissioner Snoderley seconded. All voted in favor. Evelyn Poe and Stephen King abstained.

Change of Use Permit, Site Development Plan: CMW Equipment – 4100 NW Van de Populiere PC06-      The applicant, CMW Equipment, has requested a Change of Use Permit for a “Construction Equipment Sales” business to be located at 4100 NW Van de Populiere, the previous location of Twin Traffic Marking. The site contains an existing building and parking lot to be utilized by the applicant. The applicant also proposes the addition of an asphalt parking area to be utilized as a sales lot for the equipment sales. The subject property is located within the “GP-I: General Planned Industrial” zoning district. Because the previous use was by a general contractor, a change of use permit is required.

The company will sell heavy equipment similar to Dean Machinery. The equipment will be displayed outside and that will require the addition of a new parking space. This parking area would be defined by code as a “Vehicular Use Area.” Because it is a Vehicular Use Area, there are restrictions on storm water management, perimeter landscaping and interior landscaping. CMW has hired an engineer to perform a storm water review and the landscaping requirements have been fulfilled.

Fred Harmon and Joseph Glynn of CMW were on hand to answer questions. Harmon will manage the business. They hope to keep the business here and grow it. They will spend \$250,000 on improvements. Chair Snyder asked if there are ADA requirements that they have to adhere to. Miles answered that the ADA issue would be monitored by the Codes Official during construction.

Commissioner King made a motion to approve the request for a change of use permit, subject to CMW meeting the storm water request made by P&Z staff. Commissioner Snoderley seconded. The motion was approved by all.

Building Permit: Available Construction – 4605 NW Cerrito      Miles corrected the address of this structure to 4605 NW Gower. The building at this address has been deemed a dangerous building. It has been vacant since July of this year and has a long history of property maintenance violations.

Rick Johnson has purchased the property with the intention of rehabbing it so that it is in compliance with code and then selling it. Staff recommends approving this building permit. If Johnson restores this property to a habitable residence, it will save the city money it would cost to demolish it and then maintain the lot.

Commissioner Snoderley moved to approve the building permit. Commissioner Poe seconded and all voted in favor of the motion.

General Discussion

Mayor Rose talked about the positive feedback she has received about the master plan that was presented to the public on Monday night. She also introduced Raye Sanders, a resident of Riverside who lives in Gate Woods, as a prospective P&Z Commission member.

Adjournment

Commissioner Hurt made a motion to adjourn and Commissioner Poe seconded. Motion passed and the meeting was adjourned.

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Jane Henry  
Executive Administration Assistant