

MINUTES  
REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
RIVERSIDE, MISSOURI

Thursday, October 12, 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 Al Bowman, David Hurt, Stephen King, Aaron Locke, Evelyn Poe, Mark Salyer, Raye Sanders, Barbara Snyder, and Harold Snoderley. Mayor Kathy Rose also attended the meeting. Members absent: Ray Uhl. Also present: Mike Duffy, SKW, Brent Miles, Director of Planning and Economic Development, and Jane Henry, Executive Administration Assistant.

Approval of Minutes from  
September 28, 2006

The minutes of the regularly scheduled meeting on September 28, 2006, were approved as presented. Commissioner Hurt made a motion to approve; Commissioner Snoderley seconded. All voted in favor. Aaron Locke, Al Bowman, and Mark Salyer abstained.

Public Hearing:  
To consider adopting a  
Comprehensive Master  
Plan for the City of  
Riverside PC06-41

Brent Miles introduced the master plan and told those present that Riverside's master plan received the Missouri Chapter of the American Planning Association's highest award, the Outstanding Plan of the Year, at the association's annual meeting on October 5 in Springfield, Missouri.

Chair Barbara Snyder opened the public hearing. Mike Duffy, SKW, gave the commission an overview of the plan. When he concluded, there were no comments from the public and Snyder closed the hearing.

Commissioner Poe questioned the open space shown in a map of Riverside. Commissioner Kind said a lot of the open space already exists in the flood plain. Miles the proposed stream set-back ordinance and the UDO's environmental protection aspects.

Commissioner Poe asked about taxes and asked if there would be any direct income from Horizons. Miles responded that there would be both direct and indirect income. He explained the financial plan and the TIF. He said the direct income will pay the debt on the levee. Indirect income would come from the 10,000 jobs that could result from development in that area. He said that would cause an economic ripple but that a real estate tax would diversify the city's financial portfolio. Poe said that she is afraid that having the industry will "pull us into having a real estate tax." Commissioner Salyer asked how the proposed impact assessment would work. Miles said a training session is scheduled that will focus on implementation and he would rather not answer implementation question s now. He added that the city needs to focus on low hanging fruit initially.

Duffy talked about the urgent and serious matter of storm water management. Riverside is at the bottom of storm water run off for the entire county. A Northland group is trying to work together on storm water issues. Miles added that Kansas City has a \$4 billion problem with storm water and waste water management.

Commissioner Locke moved that the Planning and Zoning Commission approve the Comprehensive Master Plan and adopt the resolution. Commissioner Bowman seconded. All commission members voted in favor of the motion.

Building Permit:  
Complete Home Concepts  
(JJJ LLC) – 4380 Belgium  
Blvd.

The applicant has applied for a construction permit to build an approx. 100,000 sq. ft. manufacturing and warehouse facility. Commissioner Salyer made a motion to approve the request for a building permit with the contingency that all requirements are met. Alderman Hurt seconded. The motion passed.

Building Permit:  
The Inspection Company  
2614 NW Woodland

Miles asked that this agenda item be tabled. Commissioner Poe moved to table the request for a building permit and Commissioner Snoderley seconded. Motion passed.

Site Development Plan:  
Wholesale Fireworks –  
Tullison Road

Brent Miles presented the staff report on the applicant's preliminary development plan for a retail fireworks sales business. The proposal is for the construction of a 6,000 s.f. permanent facility with a 31 space asphalt parking lot. Miles said the landscaping proposal is adequate but there was no signage plan submitted and no trash enclosure. An elevation of the proposed structure has also not been submitted. SKW has conducted a traffic study and a review of the storm water plan. Miles reminded the applicant that he would need to follow 2003 building codes and the building will need to be sprinkled.

Dave Pavlich, Aylett, Flowers Survey & Engineering Co., said they are addressing all concerns. Mark Stockton of Aylett et.al. talked about the building elevation, the building color, and the materials to be used. The building will have a metal roof but it will be visible from the rear of the building only.

Larry Hale, owner of the business, said that the store would be used for 'strictly retail.' Miles cautioned Mr. Hale to "be aware that codes regulations for fireworks change." Hale said, "We've had tents at this location for 3 years. We are comfortable here in Riverside." Hale added that they will raise the site and use a louver system that will activate during high water. Commissioner asked if it would be part of the proposed zone for an entertainment district. He was told "No."

Commissioner Salyer moved to approve the preliminary development plan for Wholesale Fireworks contingent on the applicant meeting the requirements staff identified. Commissioner Snoderley seconded the motion and the motion passed.

General Discussion  
UDO Update

It was reported that the team had finished another chapter and so have completed 7 of the 11 sections.

Chair Snyder complimented Brent Miles on an excellent job of presenting the Master Plan at the Riverside Chamber of Commerce monthly meeting.

Adjournment

Commissioner Snoderley made a motion to adjourn. Commissioner Locke seconded. The motion passed and the meeting was adjourned.

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Jane Henry  
Executive Administration Assistant