

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, October 26, 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, Evelyn Poe, Mark Salyer, Raye Sanders, Barbara Snyder, and Harold Snoderley. Mayor Kathy Rose also attended the meeting. Members absent: Aaron Locke and Ray Uhl. Also present: Mike Duffy and Jackie Carlson, SKW, Brent Miles, Director of Planning and Economic Development, and Jane Henry, Executive Administration Assistant.

Approval of Minutes from
October 12, 2006

The minutes of the regularly scheduled meeting on October 12, 2006, were not available. The agenda item was tabled until the next regular session.

Building Permit:
John Hurtak
River City Produce
4403 NW Gateway

The applicant, John Hurtak, is seeking a building permit for interior improvements for his produce business located at 4403 NW Gateway. Mr. Hurtak addressed the commission and talked about his project. He said he had spent over \$30,000 in improvements including paint, new awnings, new roof, and landscaping. He is prepared to spend \$3500 on signage, which will require a separate permit. Miles wants to work with Hurtak to improve the building even more through the city's grant and loan program.

Staff recommended approval. Commissioner Bowman made a motion to recommend Hurtak's request for a building permit to the board of aldermen. Commissioner Snoderley seconded and the motion passed.

General Discussion
UDO Draft

Miles gave the commission an update on progress with the Master Plan, the UDO and the 5-year Capital Improvement Plan. The UDO completely reconfigures the code. On November 1, there will be a training session for the BOA and P&Z; a public hearing on November 9; UDO will be presented to BOA for approval.

Mike Duffy of SKW said there have been changes to the application process and to the deadline schedules; the application has vastly changed. Also, there were several sets of definitions that have been combined in one section. He added that the number of zoning districts has been reduced from 11 to 7. He said the signage section is moving toward monument signs and they spent a great deal of time and attention to flood plain issues and stream corridor setbacks. Some attention was given to Section XIII-Violations and Enforcement to not make it too restrictive. Duffy explained to the commission that it is not possible to address every, single situation and that the commission has the latitude to make changes and final decisions. As situations change, the UDO will require updating.

Adjournment

Commissioner Hurt made a motion to adjourn. Commissioner Bowman seconded. The motion passed and the meeting was adjourned.

Jane Henry
Executive Administration Assistant