

AMENDED
MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, November 9, 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.

Commission Chair Barbara Snyder, called the meeting to order at 7:05 p.m. Answering roll call were Al Bowman, David Hurt, Stephen King, Aaron Locke, Evelyn Poe, Raye Sanders, and Harold Snoderley. Members absent: Mark Salyer 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 and
October 26, 2006

Since the minutes were unavailable, Commissioner Poe made a motion to table the approval of minutes of the regularly scheduled meeting on October 12, 2006, as presented. Commissioner Sanders seconded and the motion was approved.

Since the minutes were unavailable, Commissioner Hurt made a motion to table the approval of minutes of the regularly scheduled meeting on October 26, 2006, as presented. Commissioner Snoderley seconded and the motion was approved.

Public Hearing:
To consider amending the
approved development
plan for the Gatewoods
Planned Development for
rear yard setbacks for Lot
51, also known as 5024
NW Flintridge Drive

Chair Snyder opened the public hearing. Commissioner Sanders recused herself. Planning and Development Director Miles presented the staff report. He told the commission that because this is a public hearing, notification has gone out to surrounding property owners within 185 feet of said property and the hearing was advertised in the local newspaper. T.E. Woods Construction has made a request to revise the approved development plan for the Gatewoods PD regarding Lot 51. Miles reminded the commission that because of the unique configuration of the land, several setbacks have been amended. This one is no different than the previous cases.

A resident, Norma Parrott, 5031 Woodside, voiced her concerns about storm water run-off. Staff will look at her situation next week but added that it was not relevant for the setback hearing.

Commissioner Hurt made a motion to approve the set back.
Commissioner King seconded and all voted in favor of the motion.

Public Hearing:
To consider amending
Riverside Municipal Code
repealing and replacing

Chair Snyder opened the public hearing. Planning and Development Director Brent Miles introduced the topic. Miles related the UDO to the Master Plan and how it will implement the plan. A key element the citizens expressed in the ETC survey was their dissatisfaction with the

“Title IV: Land Use”
with a new Unified
Development Ordinance

image and appearance of the city. Also, citizens want care to be taken of the area streams and they want higher design. The UDO will implement the vision of the citizen survey and the vision of the master plan. It will increase the clarity and usability of the zoning code. The document is unified with applications and procedures combined and all the various definitions combined and re-stated in one place in the document. These two things should promote ease of use.

The biggest changes were that 11 zoning districts were consolidated into 7 districts and landscaping and signage requirements. Zeke Young, Red X, asked if existing signs would be allowed and was told that they would be considered as a legal, non-conforming use.

Mike Duffy, SKW, asked that the public hearing be continued until next week.

Commissioner Poe suggested having 4 representatives for each ward and she would like members to be able to hold 2 terms and to serve again at a later date. Miles said he would review the statutes as they relate to the composition of the commission.

Chair Snyder said the public hearing will be continued until November 16. There were no objections from the commission.

General Discussion

Miles thanked the commission for its hard work on the UDO.

Adjournment

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

Jane Henry
Executive Administration Assistant