

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, November 16, 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.

Mark Salyer, acting as chair, called the meeting to order at 7:05 p.m. Answering roll call were Al Bowman, David Hurt, Aaron Locke, Evelyn Poe, Mark Salyer, Raye Sanders, and Harold Snoderley. Mayor Kathy Rose also attended the meeting. Members absent: Barbara Snyder, Stephen King 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

Commissioner Poe made a motion to approve the minutes of the regularly scheduled meeting on October 12, 2006, as presented. Commissioner Sanders seconded and the motion was approved unanimously.

Approval of Minutes from
October 26, 2006

Commissioner Hurt made a motion to approve the minutes of the regularly scheduled meeting on October 26, 2006, as presented. Commissioner Snoderley seconded and the motion was approved unanimously.

Public Hearing:
To consider amending
Riverside Municipal Code
repealing and replacing
"Title IV: Land Use" with
a new Unified
Development Ordinance

Commissioner Salyer opened the public hearing. Planning and Development Director Brent Miles introduced the topic. Miles announced to the commission that the proposed term limits for commissioners that were presented in the UDO have been removed per Commissioner Poe's comments and state statutes.

Salyer closed the public hearing after hearing no comments from the public. A discussion by the commission followed. Some of the questions asked and points raised pertained to placement of accessory uses and recreational play facilities. Commissioner Bowman likes the CPO in his area and does not like the proposed changes, e.g., the buffer requirements.

There were several comments about set backs. Commissioner Locke said that he's opposed to the accessory structure's rear set back of 5 ft. He would prefer 10-15 ft. Commissioner Hurt questioned the set backs for condo plats. Hurt suggested adding land disturbances of less than 300 ft. if they are causing drainage issues. He also had questions about pet licensing, group home limits on number of residents, manufactured and mobile home developments, adult entertainment regulations, and fencing regulations for commercial districts.

Commissioner Salyer asked about temporary signage regs.

Miles replied that the city attorney would review the UDO and will look closely at the issues raised by the commission. Miles then ask the commission to continue the public hearing until the city attorney finishes his review. Commissioner Locke made a motion to continue the public hearing and Commissioner Hurt seconded. All voted in favor of the motion.

Grading Permit: Sal Termini – 5012 NW Strathbury

Commissioner Hurt recused himself from the discussion and vote. Termini excavated the lots at 5012 and 5014 NW Strathbury and left them unfinished for years. Termini has applied for a grading permit to fill the excavations under the supervision of an onsite soils proctor. Termini is under court order to finish the project no later than November 29, 2006, so it is important that he be given the grading permit at this time so he can proceed per court order. Staff recommended approval.

Commissioner Poe made a motion to grant the grading permit and Commissioner Snoderley seconded. All commissioners, except Commissioner Hurt who had recused himself earlier, voted in favor and the motion passed.

General Discussion
December P & Z
Commission Schedule

The only meeting in December will be on the 14th. Miles also announced that the master plan and the UDO, when approved, will be placed on a CD to give to each commissioner.

Adjournment

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

Jane Henry
Executive Administration Assistant