

MINUTES
REGULAR MEETING
PLANNING AND ZONING COMMISSION
RIVERSIDE, MISSOURI

Thursday, December 14, 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 7:05 p.m. Answering roll call were Al Bowman, David Hurt, Stephen King, Evelyn Poe, Mark Salyer, Raye Sanders, and Harold Snoderley. Members absent: Aaron Locke and Ray Uhl. Also present: Mayor Kathy Rose, Mike Duffy and Jackie Carlson, SKW, Brent Miles, Director of Planning and Economic Development, and Jane Henry, Executive Administration Assistant.

Approval of Minutes from
November 9, 2006

Commissioner Poe noted a correction to the minutes and then made a motion to approve the minutes of the regularly scheduled meeting on November 9, 2006, as amended. Commissioner Hurt seconded and the motion was approved unanimously.

Approval of Minutes from
November 16, 2006

Commissioner Salyer made a motion to approve the minutes of the regularly scheduled meeting on November 16, 2006, as presented. Commissioner Bowman 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

Chair Snyder opened the public hearing. Planning and Development Director Brent Miles gave a PowerPoint presentation highlighting the changes to the Riverside Municipal Code that will be replaced with the UDO. All definitions were combined and applications and procedures were combined to make the document easier to use. The proposed 8 zoning districts would replace the former 11 districts. Major changes were made regarding landscaping requirements, sign regulations, accessory structure regulations, and process and applications.

Staff, and all reviewing entities, including the City Attorney, has finished with their final review of the proposed UDO. The major changes since the November 9th draft include:

- The elimination of manufactured housing (trailers) but not modular housing.
- The elimination of “Sale of Used Motor Vehicles” as a permitted use; current used car lots would most likely be a legal non-conforming use.
- Political Sign regulations pertaining to size, location, and time periods.
- The elimination of Fireworks Sales as a permitted use in permanent buildings, existing buildings with sales would most likely be a legal non-conforming use.

- Several officials have said they want to eliminate multi-family housing. The city cannot eliminate multi-family housing from the UDO.

Membership on P&Z Commission will be limited to 9 with no limit on terms. Land disturbances less than or equal to 300 square feet which are not disturbing a natural drainage course is a regulation that has been put in place. The CPO zoning district has been slightly modified but not eliminated. The size of livestock and the number have been regulated. Accessory structure setback has been increased from 5 feet to 10 feet.

Some parking issues have been adjusted as well as driveway widths. Special event banners also received attention. Commissioner Poe expressed her concerns about stream setbacks saying that they seemed small. Miles said APWA guidelines were used and, basically, the size of the stream affects the size of the setback. Miles also said the new violations section of the zoning code will help with enforcement.

Mayor Rose expressed her appreciation for the hard work of the commission and staff in putting together the UDO, which will be an important and valuable tool for regulating the development of the city.

Chair Snyder closed the hearing. Commissioner Hurt moved to recommend the UDO to the Board of Aldermen for approval. Commissioner Bowman seconded and the vote was unanimous in favor of the motion.

General Discussion
December P & Z
Commission Schedule

Commissioner asked about the Skyline project. Miles gave a complete update on the progress of the project.

Adjournment

There will be no further meetings in 2006. The next meeting will be January 11, 2007.

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

Jane Henry
Executive Administration Assistant