MINUTES
PLANNING COMMISSION
April 25, 2019
7:00 P.M. – COUNCIL CHAMBER

<table>
<thead>
<tr>
<th>Name</th>
<th>Members’ Term Attendance (mtgs attended-mtgs absent)</th>
<th>End of Current Term of Office</th>
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<tbody>
<tr>
<td>MEMBERS PRESENT:</td>
<td>Ben Burtnett (11-02)</td>
<td>02/12/23</td>
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<td></td>
<td>Reba Hebert (37-06)</td>
<td>01/29/22</td>
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<td>Lauren Catron (14-07)</td>
<td>07/17/22</td>
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<td>Brandon Tritten (44-10)</td>
<td>08/04/19</td>
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<td>Jeff Penland (41-13)</td>
<td>07/07/19</td>
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<td>Phillip Vaughn (16-07)</td>
<td>08/05/23</td>
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<td>Ted Hauser (35-13)</td>
<td>12/14/19</td>
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<td>MEMBERS ABSENT:</td>
<td>Donna Jean Boyer (13-01)</td>
<td>07/22/23</td>
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<td>Bob Bucher (12-03)</td>
<td>06/15/23</td>
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STAFF PRESENT: Amber Lattin, Assistant City Planner
               Clint Thompson, Director
               Alan Dewey, Project Manager
               Ted Eley, Assistant City Attorney
               Reed Schwartzkopf, City Engineer
               Rebecca Shipp, Executive Administrative Assistant

Call to Order – Hebert called the meeting to order at 7:00 pm.

Hebert admitted certified copies of Chapters 11, 26 and 31 of the Code of Ordinances into evidence.

Quorum is present. Five members constitute a quorum.

Hebert read the rules of conduct.

Postponements/adjustments to the agenda –

None

Shipp stated at each Commission members chair there are additional documents consisting of two comment forms relating to Item #3 received after the agenda packet had been sent to members, an amended staff report for Item #4 correcting an address listed in the body of the review, a floodway/floodplain map to accompany item #5, and an overview of the riverfront plan relating to item #6
Minutes of the Meeting, March 28, 2019 –

Catron made a motion to approve the minutes. Penland seconded.

Ayes – 6, Nays – 0, Abstain-1 Minutes approved.

New Business-

ITEM #1 Street Vacation – A request for approval of a street vacation for a portion of Sleepy Hollow Road between Felix and the portion of property to the north vacated by Ordinance #22057 the property is located at 102 N Belt, as requested by Charlotte Eichenberg on behalf of Tommy’s Car Wash. The property is currently zoned C-3, Commercial District.
Street Vacations move on to the City Council
Staff recommendation: approval

Lattin gave the staff report

There was discussion among commissioners regarding letters of support of the item. Shipp stated there were no comments received from the required mailings. Hebert stated there were letters from utility companies in favor.

Charlotte Eichenberg, applicant-1815 McGee, Kansas City, MO-spoke in favor of the item.

No one spoke in opposition.

Penland made a motion to approve the item. Vaughn seconded.

Ayes – 7, Nays – 0, Abstain-0 Motion approved.

ITEM #2 Alley Vacation – A request for approval of vacation of an alley between 17th Street and the portion of property to the east vacated by Ordinance #6652 the property is located at 1702 Messanie, as requested by James Farrelly on behalf of Capital Growth Buchalter, Inc. The property is currently zoned C-3, Commercial District.
Alley Vacations move on to the City Council
Staff recommendation: approval

Lattin gave the staff report
Hebert asked for clarification on the traffic commission process.

Lattin explained the item would not advance to City Council until after the Traffic Commission has reviewed the item and made a recommendation.
Ingrid Nelson-610 S 18th – spoke on behalf of her son, Terry Nelson. Nelson stated she did not receive a notification letter. Nelson commented on the current condition of the alley.

Shipp stated the letter was mailed to the address provided on County records.

Nelson stated her son had moved two years ago.

Hebert explained the need to update and maintain accurate records with the County. Hebert asked Elo if notification requirements have been met.

Elo stated the City did comply with notification standards as the certified letter was sent to the address on file with the county.

Nelson stated she would not be in favor of the area becoming an alley

Hebert clarified for Nelson the area is currently an alley and the request is for the area to be vacated.

Juan Perez-614 S 18th – state he would not be in favor of the area becoming an alley

Hebert clarified for Perez the area is currently an alley and the request is for the area to be vacated.

There was discussion among commission members and staff regarding required buffers and lighting on the property.

Vaughn made a motion to approve the request. Tritten seconded.

Ayes – 7, Nays – 0, Abstain-0  Motion approved.

ITEM #3  Street and Alley Vacation – A request for approval of vacation of North 2nd Street between East Franklin Street and East Michel Street, vacation of an alley between East Franklin Street and East Michel Street, vacation of a portion of 3rd Street between East Franklin and Isadore Street, vacation of the alley between E. Franklin Street and Isadore Street, vacation of East Michel Street between North 2nd Street and 3rd Street, vacation of East Antoine Street between 3rd Street and 4th Street and the vacation of an alley between previously vacated section of Isadore Street and East Robidoux Street, as requested by Blake Roth on behalf of Hillyard Industries, Inc. The property is currently zoned M-2, Heavy Manufacturing District.
Alley/Street Vacations move on to the City Council
Staff recommendation: approval

Lattin gave the staff report

Carton stated she needed to recuse herself
Blake Roth, applicant-302 N 4th – spoke on behalf of the item. Roth gave a brief presentation.

David Chairez-2036 E Franklin Street-spoke in opposition to the item

There was discussion among commissioner members.

Penland made a motion to approve the request. Hauser seconded.

**VOTE: Tritten – yes, Penland – yes, Burtnett-yes, Hauser-yes, Vaughn-yes, Hebert –yes.**
* Ayes – 6, Nays – 0, Abstain-0  Motion approved.

**ITEM #4  **

Zoning District Change – A request for approval of a change of zoning from R1-A, Single Family Residential District to CP-1, Planned Neighborhood Shopping District for the property located at 2706 Coop Drive as requested by Ronna Chilcoat.

Zoning District Changes move on to City Council

Staff recommendation: approval

Lattin gave the staff report

There was discussion among the commissioners.

Ronna Chilcoat, applicant-2903 Felix, spoke on behalf of the item

David Gregory-503 Southwood Lane, spoke on behalf of the item

Burtnett made a motion to approve the request. Tritten seconded.

**VOTE: Tritten – yes, Penland – yes, Catron – yes, Burtnett-yes, Hauser-yes, Vaughn-yes, Hebert –yes.**
* Ayes – 7, Nays – 0, Abstain-0  Motion approved.

**ITEM #5  **

Amendments to Chapter 31 of the Municipal Code – Amendment to Sections 31 Article IV titled Flood Plain Management any and all other sections of Chapter 31 of the Code of Ordinances necessary to amend and clarify the flood plain management code.

Ordinance amendments move on to City Council

Staff recommendation: approval

There was discussion among commission members regarding a continuance of the item

Madison Davis-1911 Eugene Field Avenue, requested to hear the staff report

Lattin gave staff report

There was discussion among commission members and staff regarding the item
Penland made a motion for continuance. Vaughn seconded

**VOTE: Tritten – yes, Penland – yes, Catron – yes, Burtnett-yes, Hauser-yes, Vaughn-yes, Hebert –yes.**  
Ayes – 7, Nays – 0, Abstain-0  Motion approved.

There was discussion among commission members regarding holding a work session

Ken Reeder-4000 River Road spoke in favor of holding a work session

**ITEM #6**  
**Update to Riverfront Development Plan - Approval of St. Joseph Riverfront Master Plan For Future Development as requested by SWT Design**  
Recommendation moves on to City Council  
Staff recommendation: approval

Lattin gave the staff report

Thompson gave an overview of the Riverfront Master Plan

There was discussion among commission members regarding the request.

No one spoke in favor of the item

Ken Reeder-4000 River Road, spoke in opposition to the timeline of the request

There was discussion between commission members and Reeder regarding the request.

Penland made a motion for approval. Hauser seconded

**VOTE: Tritten – yes, Penland – yes, Catron – yes, Burtnett-yes, Hauser-yes, Vaughn-yes, Hebert –yes.**  
Ayes – 7, Nays – 0, Abstain-0  Motion approved.

Hebert stated there would be a work session regarding the amendment titled Flood Plain Management. Shipp will send notifications to members.

Shipp gave a preview of next month’s meeting

The meeting adjourned at 9:08pm.

Minutes respectfully submitted,

Rebecca Shipp