

CLAY COUNTY PLANNING AND ZONING COMMISSION MINUTES

December 1, 2015

Regular meeting of the Clay County Planning and Zoning Commission, Commission Hearing Room, 3rd Floor, County Administration Building, One Courthouse Square, Liberty, MO.

Call to Order at 6:30 pm.

Roll Call

Members Present: Mark Beggs, Jim Carlson, Darin Sanders, Tom Decker, and David Rhodus

Members Absent:

Staff Present: Kipp Jones, Planning and Zoning Manager
Debbie Viviano, Planner
Tim Flook, Assistant County Counselor
Angie Stokes, Secretary

Mr. Beggs: Good evening ladies and gentlemen I would like to welcome everyone to the December 1st meeting of the Clay County Planning and Zoning Commission, roll call please.

Mr. Jones: Darin Sanders?

Mr. Sanders: Present.

Mr. Jones: David Rhodus?

Mr. Rhodus: Present.

Mr. Jones: Jim Carlson

Mr. Carlson: Present.

Mr. Jones: Tom Decker?

Mr. Decker: Present.

Mr. Jones: Chairman Mark Beggs?

Mr. Beggs: Present, just some housekeeping issues to start with we are recording the minutes of the meeting so what we will do is have everybody come to the podium and speak, we'd appreciate it if you said your name and address for the record that way we can keep track of who's saying what it makes it easier to transcribe the minutes of the meeting. Also all the cases that we hear tonight will come before the Clay County Commission on December 21st at 10 am and that meeting is held here, so our recommendation goes from this Board or this Commission to the Clay County Commission where they make the final decision, basically what we hand off to them is a recommendation and then they take it from there. So first item on our agenda tonight is approval of the November 3, 2015 PZC minutes.

Mr. Carlson: I will make a motion that we approve the November 3, 2015 Planning and Zoning Commission meeting minutes.

Mr. Beggs: Do I have a second?

Mr. Decker: Second.

Mr. Beggs: Any discussion? Everything looks okay with everybody, vote please.

Mr. Jones: Darin Sanders?

Mr. Sanders: Approve.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approve.

Mr. Jones: Tom Decker?

Mr. Decker: Approve.

Mr. Jones: Chairman Mark Beggs.

Mr. Beggs: Abstain.

Final Vote: 4/0/1 Approve November 3, 2015 Minutes

Mr. Beggs: On our regular agenda tonight the first case is case December 15-143RZ/P and it's a request for rezoning from Agricultural (AG) to Residential Ranchette (R-5) district with an Agricultural Land Preservation (ALP) overlay district for ONLY Lot 1 and Residential Urban Rural Single-Family (RU-80) District for ONLY Lot 2 and Preliminary Plat approval for the proposed subdivision of Thompson Ridge located at approximately 16821 NE 184th Street and the applicants are James R. and Edna R. Thompson. Are the applicants present or represented? Okay can we have a staff report?

Mr. Jones: Yes, and I would like to attach the staff report as part of the record.

Mr. Carlson: So be it.

Mr. Jones: Summarized the staff report December 15-143RZ/P dated November 23, 2015.

Mr. Beggs: Can I have the applicant come forward, step up to the podium, state your name and address for the record.

Mr. Thompson: James Thompson, 16821 NE 184th Street, Holt, MO.

Mr. Beggs: You heard the staff's report are you familiar with everything they spelled out in the report?

Mr. Thompson: Yes.

Mr. Beggs: Are you in agreement with what they've reported to us.

Mr. Thompson: I suppose so, yes.

Mr. Beggs: Do you have any questions?

Mr. Thompson: No.

Mr. Beggs: So you are in agreement with the conditions and everything they've said.

Mr. Thompson: Right.

Mr. Beggs: I just want to make sure you have all your questions answered before we proceed. Is there any public comments, comments from the public about this application? Okay, does the Commission have any questions they want to pose to the staff or the applicant? Okay I will entertain a motion for the rezoning.

Mr. Decker: I will make a motion to approve the rezoning of the Residential Ranchette (R-5)..

Mr. Beggs: We are going from Agricultural to R-5.

Mr. Decker: From Agricultural to R-5.

Mr. Beggs: And we should add there is an Agricultural Land Preservation overlay district on top of that.

Mr. Decker: For lot one and Rural Single Family (RU-80) for only lot 2.

Mr. Carlson: I second that.

Mr. Beggs: Any discussion? Vote please.

Mr. Jones: Darin Sanders?

Mr. Sanders: Approve with conditions.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approve with conditions.

Mr. Jones: Tom Decker?

Mr. Decker: Approve with conditions.

Mr. Jones: Chairman Mark Beggs.

Mr. Beggs: Approve.

Final Vote: 5/0/0 Approved, December 15-143RZ/P; Thompson Ridge–Rezoning With zero (0) Conditions

Mr. Beggs: And we will need a motion to approve the preliminary plat as well.

Mr. Decker: I make a motion to approve the preliminary plat of Thompson Ridge with the conditions set forth in Exhibit A.

Mr. Beggs: Very good do I have a second?

Mr. Rhodus: Second.

Mr. Beggs: Any discussion from Commission on the motion on the table? Vote please.

Mr. Jones: Darin Sanders?

Mr. Sanders: Approve with conditions.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approved with conditions.

Mr. Jones: Tom Decker?

Mr. Decker: Approve with conditions.

Mr. Jones: Chairman Mark Beggs.

Mr. Beggs: Approve with conditions.

**Final Vote: 5/0/0 Approved, December 15-143RZ/P; Thompson Ridge– Preliminary Plat
With two (2) Conditions**

Mr. Beggs: That motion passes and again that will come up with the Clay County Commission, here.

Mr. Flook: Mr. Chairman?

Mr. Beggs: Yes.

Mr. Flook: Can I note it looks like there was a question about Road Impact Fees whether they are waived or not, am I reading that right?

Mr. Beggs: Do we need to...It does say in the findings that the Commission, the County Commission, Planning and Zoning and the County Commission approval does waive those fees.

Mr. Jones: Yes they would have to approve that and at that point after the Planning and Zoning Commission and the County Commission then it will be waived.

Mr. Beggs: Do we want to make a motion on that?

Mr. Flook: The question is do you want them to make a motion for or against the waiver today.

Mr. Jones: As long as they accept it with the conditions in Exhibit A we are okay correct?

Mr. Beggs: That is under Exhibit A number one is Lot 1 is subject to Road Impact Fees unless the waiver is approved by the Planning and Zoning Commission and County Commission.

Mr. Flook: The way I am reading that it sounds like there needs to be a decision made by these guys and by County Commission.

Mr. Jones: Correct.

Mr. Flook: Their motion, the conditions doesn't say whether or not if it's waived. You added the conditions in but the condition on whether or not there's a waiver is open. There needs to be a second motion on whether or not you are going to waive the Impact Fees or recommend a waiver be passed.

Mr. Beggs: Okay so I will just open that up for discussion, the discussion is the Road Impact Fees being waived that has been requested by the applicants, staff reported under findings that the Road Impact Fees are not required for Lot 1 as a waiver request for a family member was approved by the Clay County Highway Department. So the question is does the Commission wish to waive those as well? So any discussion amongst the Commissioners any questions or public comments, questions from the applicants?

Mr. Carlson: I make a motion that we approve the waiver of the Planning and Zoning Commission.

Mr. Beggs: Very good do I have a second?

Mr. Rhodus: Second.

Mr. Beggs: Any questions or comments? Vote please.

Mr. Jones: Darin Sanders?

Mr. Sanders: Approve.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approved.

Mr. Jones: Tom Decker?

Mr. Decker: Approve.

Mr. Jones: Chairman Mark Beggs?

Mr. Beggs: Approve.

Mr. Jones: Motion carries.

**Final Vote: 5/0/0 Approved, Dec 15-143RZ/P; Thompson Ridge–Road Impact Fee Waiver
With zero (0) Conditions**

Mr. Beggs: The second case number tonight is case number December 15-144F this is a request for final plat approval of Thompson Ridge located at approximately 16821 NE 184th Street, the applicants are James R. and Edna R. Thompson and we do know the applicants are present. Staff report, please.

Mr. Jones: I would like to add the staff report as part of the official record.

Mr. Beggs: So be it.

Mr. Jones: Summarized the staff report December 15-144F dated November 24, 2015.

Mr. Beggs: Okay, can the applicant come forward again please and state your name and address for us one more time.

Mr. Thompson: James Thompson, Holt, MO, 16821 NE 184th Street.

Mr. Beggs: Thank you, so you have heard the staff's report on the final plat approval are you in agreement with the conditions they've stated?

Mr. Thompson: Yes.

Mr. Beggs: Very good, and questions from the public on this application? Any questions from the Commission? Okay, I will entertain a motion for the final approval of Thompson Ridge final plat approval.

Mr. Carlson: I will make a motion that we approve the final plat of Thompson Ridge at approximately 16821 NE 184th Street with Exhibit A condition and we approve the Impact Fees waiver as the Planning and Zoning Commission.

Mr. Beggs: Very good do I have a second?

Mr. Rhodus: Second.

Mr. Beggs: Any questions or comments on the motion that is on the table? Vote please.

Mr. Jones: Darin Sanders?

Mr. Sanders: Approve with conditions.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve with conditions.

Mr. Jones: Jim Carlson?

Mr. Carlson: Approve with conditions.

Mr. Jones: Tom Decker?

Mr. Decker: Approve with conditions.

Mr. Jones: Chairman Mark Beggs.

Mr. Beggs: Approve with conditions.

Mr. Jones: The motion carries.

**Final Vote: 5/0/0 Approved, November 15-144F; Thompson Ridge– Final Plat
With two (2) Conditions**

Mr. Beggs: So again that will be considered by the Clay County Commission here on 21st of December at 10 am, good luck. That is everything on our regular agenda today do we have any comments from the Director?

Mr. Jones: I would just like to update the Commissioners on the three cases that went before you in November all were approved by the County Commission and that we are going to have a change of venue for the January 5th meeting we will be at the Liberty Community Center, January 5th at 6:30 pm.

Mr. Beggs: Kind of going along with that I know there was some discussion at the last meeting on the case that we are going to talk about in January about the Green Incentive that Clay County has does the Planning and Zoning Department have a copy of those Green Incentives or can they provide that, I would like to take a look at them before the meeting or a link to a website that has that or something.

Mr. Jones: Yes that information is available on our website and we can include it in your staff reports for the next meeting.

Mr. Beggs: I just think it would be a good idea for us to review that and see what issues might come up for us. Any other comments from the Commission, Legal Counsel any issues you want to talk about?

Mr. Flook: No.

Mr. Carlson: I make a motion that we adjourn.

Mr. Beggs: Second?

Mr. Decker: Second

Mr. Beggs: All in favor aye.

All: Aye.

Mr. Beggs: Thank you for everybody for coming tonight.

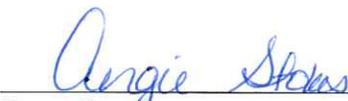
Meeting Adjourned



Chairman, Planning & Zoning Commission



Secretary, Planning & Zoning Commission



Recording Secretary