

## CLAY COUNTY PLANNING AND ZONING COMMISSION MINUTES

November 4, 2014

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

Call to Order at 6:30 pm.

Roll Call

Members Present: Gene Knisley, Mark Beggs, Jim Carlson, Duane Jackson, and Tom Decker

Members Absent: Cecil Troutwine

Staff Present: Matt Tapp, Director  
Debbie Viviano, Planner  
Tim Flook, Assistant County Counselor  
Angie Stokes, Secretary

**Mr. Knisley:** Good evening ladies and gentlemen, welcome to our November 4<sup>th</sup> Planning and Zoning meeting, I would like to call the meeting to order, can we have roll call please Director.

**Mr. Tapp:** Duane Jackson?

**Mr. Jackson:** Present.

**Mr. Tapp:** Jim Carlson

**Mr. Carlson:** Present.

**Mr. Tapp:** Tom Decker?

**Mr. Decker:** Present.

**Mr. Tapp:** Mark Beggs?

**Mr. Beggs:** Present.

**Mr. Tapp:** Chairman Gene Knisley?

**Mr. Knisley:** Present.

**Mr. Tapp:** Cecil Troutwine?

**Mr. Troutwine:** *Absent.*

**Mr. Knisley:** Can we have the approval of the October 7, 2014 minutes can we have a motion to approve?

**Mr. Carlson:** So moved.

**Mr. Knisley:** Thank you there has been a motion to approve. Do we have a second?

**Mr. Beggs:** Second.

**Mr. Knisley:** There has been a second, vote please Director.

**Mr. Tapp:** Duane Jackson?

**Mr. Jackson:** Approve.

**Mr. Tapp:** Jim Carlson?

**Mr. Carlson:** Approved.

**Mr. Tapp:** Tom Decker?

**Mr. Decker:** Approve.

**Mr. Tapp:** Mark Beggs?

**Mr. Beggs:** Approve.

**Mr. Tapp:** Chairman Gene Knisley?

**Mr. Knisley:** Approve.

**Final Vote: 5/0/0 Approve October 7, 2014 Minutes**

**Mr. Knisley:** Members if you will take a moment to review the monthly Planning and Zoning October report please do at this time. Any questions from the Commission any comments? Being none we will proceed with our meeting this evening the staff will be recording the minutes so if you come to the

podium if you will state your name for the record loud and clear so we can record it, if you wish you can spell it. That being said the cases that are here tonight whether we approve them or disapprove they will be heard through the Commission here in this room on November 17<sup>th</sup> at 1:30 pm. So you are welcome to come up and listen or state your comments at that time to the Commission. We have four cases this evening, our case number one is November 2014 number 132RZ/P a request for rezoning from Agricultural (AG) to Residential Ranchette (R-5) District for the proposed subdivision of Metro Stars located at approximately 25401 NE 148<sup>th</sup> Street, and the applicants are Kenneth and Melanie Shockley. Director Tapp would you like to comment on the staff report please.

**Mr. Tapp:** Yes Mr. Chairman I would like to attach the staff report as part of the records.

**Mr. Knisley:** So be it.

**Mr. Tapp:** Summarized the staff report Nov 14-132RZ/F dated October 28, 2014.

**Mr. Knisley:** Thank you Director, is the applicant here, would you like to come up to the podium and state your name?

**Mr. Shockley:** I am Kenneth Shockley.

**Mr. Knisley:** Mr. Shockley you heard the staff report are you in agreement with that?

**Mr. Shockley:** I am.

**Mr. Knisley:** Alright, do you have any other comments about the case?

**Mr. Shockley:** I do not.

**Mr. Knisley:** Alright are there any comments from the public concerning this request? Any comments or discussion with the Commission? Being none do I have a motion to approve the rezoning?

**Mr. Beggs:** Mr. Chairman I make a motion that we approve the rezoning from Agricultural (AG) to Residential Urban Rural Single Family District, hang on is this the right one? I thought we were going to R-5.

**Mr. Tapp:** No RU-80.

**Mr. Beggs:** RU-80 it says in the agenda R-5 Residential Ranchette R-5.

**Mr. Tapp:** Let's see it might be a typo, you are correct Ranchette R-5. We will make the necessary changes on the transmittal to the County Commission.

**Mr. Beggs:** Okay, so Mr. Chairman I make a motion that we approve rezoning from Agricultural (AG) to Residential Ranchette (R-5) District for Metro Stars.

**Mr. Knisley:** Thank you there has been a motion to approve the rezoning do I have a second?

**Mr. Jackson:** Second.

**Mr. Knisley:** There has been a second vote please.

**Mr. Tapp:** Duane Jackson?

**Mr. Jackson:** Approved with conditions.

**Mr. Tapp:** Jim Carlson?

**Mr. Carlson:** Approved.

**Mr. Tapp:** Tom Decker?

**Mr. Decker:** Approve with conditions.

**Mr. Tapp:** Mark Beggs?

**Mr. Beggs:** Approve.

**Mr. Tapp:** Chairman Gene Knisley?

**Mr. Knisley:** Approve.

**Final Vote: 5/0/0 Approved, Nov 14-132RZ/P; Metro Stars – Rezoning**

**Mr. Knisley:** We will proceed with the request for preliminary plat approval. Are there any comments from the Commission? Any comments from the public concerning the preliminary plat? Being none do I have a motion to approve the preliminary plat of Metro Stars with two conditions on Exhibit A.

**Mr. Beggs:** Mr. Chairman I would like to make a motion that we approve the preliminary plat of Metro Stars with the following conditions showing in Exhibit A.

**Mr. Knisley:** Thank you there has been a motion, second please.

**Mr. Decker:** I'll second.

**Mr. Knisley:** Thank you; there has been a second, vote please.

**Mr. Tapp:** Duane Jackson?  
**Mr. Jackson:** Approved.  
**Mr. Tapp:** Jim Carlson?  
**Mr. Carlson:** Approved with conditions.  
**Mr. Tapp:** Tom Decker?  
**Mr. Decker:** Approve with conditions.  
**Mr. Tapp:** Mark Beggs?  
**Mr. Beggs:** Approve with conditions.  
**Mr. Tapp:** Chairman Gene Knisley?  
**Mr. Knisley:** Approve with conditions.

**Final Vote: 5/0/0 Approved, Nov 14-132RZ/P; Metro Stars –Preliminary Plat  
With Two (2) Conditions**

**Mr. Knisley:** We will move on to the next case which is case number 133F it also ties in with the other case, this is a request for a final plat for Metro Stars a proposed subdivision located at approximately 25401 NE 148<sup>th</sup> Street, the applicants are Kenneth and Melanie Shockley. Any comments from the staff on this case?

**Mr. Tapp:** Mr. Chairman I ask that we attach the staff report as part of the record.

**Mr. Knisley:** So be it.

**Mr. Tapp:** And this is merely the follow up companion to add the final plat to what you just approved Metro Stars.

**Mr. Knisley:** That's right.

**Mr. Tapp:** And it is in substantial compliance with the preliminary plat so staff recommends approval with conditions outlined.

**Mr. Knisley:** Any comments from the public? Any comments or questions in regards to the final plat from applicant? Being none do I have a motion to approve?

**Mr. Decker:** Mr. Chairman I will make a motion to approve the request for final plat for Metro Stars.

**Mr. Knisley:** Thank you; we have a motion to approve the final plat do I have a second?

**Mr. Carlson:** I'll second.

**Mr. Knisley:** Thank you; we have a motion and a second vote please.

**Mr. Tapp:** Duane Jackson?

**Mr. Jackson:** Approved with conditions.

**Mr. Tapp:** Jim Carlson?

**Mr. Carlson:** Approved with conditions.

**Mr. Tapp:** Tom Decker?

**Mr. Decker:** Approve with conditions.

**Mr. Tapp:** Mark Beggs?

**Mr. Beggs:** Approve with conditions.

**Mr. Tapp:** Chairman Gene Knisley?

**Mr. Knisley:** Approve with conditions.

**Final Vote: 5/0/0 Approved, Nov 14-133F; Metro Stars – Final Plat  
With Two (2) Conditions**

**Mr. Knisley:** Next case is number three on our agenda this is case number 134RZ/P this is a request for rezoning from Agricultural (AG) to Residential Ranchette (R-5) District for Lot 1 only and also a request for a preliminary plat approval for the proposed subdivision of Lasack Valley located at approximately 13513 Mt. Olivet, the applicants are Owen and Colette Lasack. Can we have the report on this Director?

**Mr. Tapp:** Yes Mr. Chairman we ask that we attach the staff report as part of the record.

**Mr. Knisley:** So be it.

**Mr. Tapp:** Summarized the staff report Nov 14-134RZ/P dated October 29, 2014.

**Mr. Knisley:** Thank you Director. Would you like to come up, do you have any comments?

**Ms. Lasack:** Hello I am Colette Lasack.

**Mr. Lasack:** And I am Owen Lasack.

**Mr. Knisley:** Nice to meet you, are you satisfied with the staff report?

**Ms. Lasack:** Yes we are.

**Mr. Knisley:** Any questions for the Commission?

**Mr. Lasack:** No.

**Mr. Knisley:** Any comments from the public? Any comments from the Commission any concerns or questions? Being none the recommendation from the staff of the request to rezoning from Agricultural District to Residential Ranchette to be approved do I have a motion to approve?

**Mr. Tapp:** This is for the rezoning Chairman?

**Mr. Knisley:** Yes, I am sorry for the rezoning yes.

**Mr. Decker:** Mr. Chairman I'll make a motion to approve the rezoning from AG to Residential Ranchette R-5 for Lot 1 only.

**Mr. Knisley:** Thank you, we have a motion to approve do I have a second?

**Mr. Beggs:** Second.

**Mr. Knisley:** There's been a second, vote please.

**Mr. Tapp:** Duane Jackson?

**Mr. Jackson:** Approved with conditions.

**Mr. Tapp:** Jim Carlson?

**Mr. Carlson:** Approved.

**Mr. Tapp:** Tom Decker?

**Mr. Decker:** Approve with conditions.

**Mr. Tapp:** Mark Beggs?

**Mr. Beggs:** Approve.

**Mr. Tapp:** Chairman Gene Knisley?

**Mr. Knisley:** Approve.

**Final Vote: 5/0/0 Approved, Nov 14-134RZ/P; Lasack Valley – Rezoning**

**Mr. Knisley:** Thank you, now we will proceed with the preliminary plat. Any comments on the preliminary plat from the Commission? Being none do I have a motion to approve the preliminary plat of Lasack Valley?

**Mr. Decker:** Mr. Chairman I make a motion to approve the preliminary plat for Lasack Valley.

**Mr. Knisley:** Thank you, I have a motion to approve do I have a second?

**Mr. Jackson:** Second.

**Mr. Knisley:** Thank you, I have a second vote please.

**Mr. Tapp:** Duane Jackson?

**Mr. Jackson:** Approve with conditions.

**Mr. Tapp:** Jim Carlson?

**Mr. Carlson:** Approve with conditions.

**Mr. Tapp:** Tom Decker?

**Mr. Decker:** Approve with conditions.

**Mr. Tapp:** Mark Beggs?

**Mr. Beggs:** Approve with conditions.

**Mr. Tapp:** Chairman Gene Knisley?

**Mr. Knisley:** Approve with conditions.

**Final Vote: 5/0/0 Approved, Nov 14-134RZ/P; Lasack Valley –Preliminary Plat  
With Three (3) Conditions**

**Mr. Knisley:** Thank you. We will hear our final case this evening it is number 135F which is a request for final plat approval of Juniper Hill a proposed subdivision located at approximately 23820 MM Highway the applicants are Cynthia L., Brian W., and Melissa D. Phillips. Can we have a report on this case Director?

**Ms. Viviano:** Commission I would like to attach the staff report to the minutes.

**Mr. Knisley:** So be it.

**Ms. Viviano:** Summarized the staff report Nov 14-135F dated October 30, 2014.

**Mr. Knisley:** Would one of you want to come up or both of you?

**Ms. Phillips:** I am Melissa Phillips.

**Mr. Knisley:** Thank you; are you in agreement with the staff report?

**Ms. Phillips:** Yes.

**Mr. Knisley:** Do you have any other questions for the Commission or comments?

**Ms. Phillips:** No.

**Mr. Knisley:** Any comments from the Commission or questions? Being none this request for final plat be approve for Juniper Hill do I have a motion to approve?

**Mr. Beggs:** Mr. Chairman I make a motion that the Commission approve final plat for Juniper Hill with the conditions shown in Exhibit A.

**Mr. Knisley:** Thank you; there has been a motion to approve do I have a second?

**Mr. Jackson:** Second.

**Mr. Knisley:** Thank you, I have a second vote please.

**Mr. Tapp:** Duane Jackson?

**Mr. Jackson:** Approve with conditions.

**Mr. Tapp:** Jim Carlson?

**Mr. Carlson:** Approve with conditions.

**Mr. Tapp:** Tom Decker?

**Mr. Decker:** Approve with conditions.

**Mr. Tapp:** Mark Beggs?

**Mr. Beggs:** Approve with conditions.

**Mr. Tapp:** Chairman Gene Knisley?

**Mr. Knisley:** Approve with conditions.

**Final Vote: 5/0/0 Approved, Nov 14-135F; Juniper Hill – Final Plat  
With Three (3) Conditions**

**Mr. Knisley:** That is the end of our cases this evening under other business are there any comments from the Commission? Any Directors comments?

**Mr. Tapp:** Yes we have the 2015 schedule in front of us for the meeting dates, and Angie should have sent you an e-mail.

**Mr. Knisley:** Yes she did. Well I don't have mine.

**Mr. Tapp:** July 4<sup>th</sup> falls on Saturday and the regular scheduled meeting is the next Tuesday so we would just like to know do you normally leave town and stay for a little bit or our going to stay around town and then we will keep it on the 7<sup>th</sup>. And the December 1<sup>st</sup> comes right after Thanksgiving just like this year which I think we still have December regularly scheduled, if the P&Z Commissioner are in agreement then we will just keep it as it is on July 7<sup>th</sup> which is the Tuesday after a Saturday 4<sup>th</sup> of July and then December 1<sup>st</sup> with is the Tuesday after the Thanksgiving week before. Unless we don't think we will have quorum then we will do the changes.

**Mr. Knisley:** It has worked out in the past on those dates haven't we? There might have been one week we delayed last year.

**Mr. Tapp:** It's totally up to the Commissioners.

**Mr. Knisley:** I am fine with it the way it is.

**Mr. Tapp:** Keeping it the way it is.

**Mr. Beggs:** I don't have a problem with it.

**Mr. Tapp:** Okay we just want to make sure that we have quorum.

**Mr. Knisley:** You will find out when nobody shows up. Alright any other business Director?

**Mr. Tapp:** No.

**Mr. Knisley:** Any other comments? Do we have a motion to adjourn?

**Mr. Carlson:** So moved.

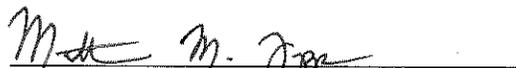
**Mr. Beggs:** Second.

**Mr. Knisley:** All in favor?

**All:** Aye

**Meeting Adjourned**

  
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*Chairman, Planning & Zoning Commission*

  
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*Secretary, Planning & Zoning Commission*

  
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*Recording Secretary*