

**City of Sedalia
Planning & Zoning Meeting
Wednesday, June 1, 2016
Council Chambers Municipal Building
5:30 p.m.**

1. Call to Order

2. Roll Call

3. Approval of Meeting Minutes

4. Old Business

5. New Business

- Rezoning 1602 S Harrison
1606 S Harrison
1618 S Harrison

6. Miscellaneous Items

7. Adjourn

NOTICE OF PUBLIC HEARING

Whereas, the City Planning & Zoning Commission and the City of Sedalia, Missouri have received application from Lawrence J Klein described as:

PROPERTY ADDRESSES:

1602 S HARRISON; 1606 S HARRISON; 1618 S HARRISON;

1602 S HARRISON

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK NUMBER TWELVE (12) IN RITTER'S ADDITION TO THE CITY OF SEDALIA, MISSOURI, RUNNING THENCE NORTH TO THE SOUTH LINE OF SIXTEENTH STREET AS NOW OPENED AND MAINTAINED IN SAID CITY OF SEDALIA, THENCE WEST ALONG THE SOUTH LINE OF SAID SIXTEENTH STREET, ONE HUNDRED THIRTY FIVE (135) FEET, THENCE SOUTH TO THE SOUTH LINE OF SAID BLOCK NUMBER TWELVE (12), THENCE EAST TO THE PLACE OF BEGINNING.

1606 S HARRISON

THE NORTH TWO-THIRDS (2/3) OF LOTS ONE (1), TWO (2) AND THREE (3) OF BLOCK ELEVEN (11) IN RITTER'S ADDITION TO THE CITY OF SEDALIA, MISSOURI.

1618 S HARRISON

THE SOUTH ONE-THIRD (1/3) OF LOTS ONE (1), TWO (2) AND THREE (3) IN BLOCK ELEVEN (11) OF RITTER'S ADDITION TO THE CITY OF SEDALIA, IN PETTIS COUNTY, MISSOURI.

The City Planning & Zoning Commission will meet in the Council Chambers at the Municipal Building, 2nd & Osage Streets, Sedalia, Missouri at 5:30 pm on Wednesday, June 1, 2016 for the purpose of a public hearing in relation to said application at which time, site and place, parties in interest and citizens shall have an opportunity to be heard. Dated at Sedalia, Missouri the 13 day of May, 2016.

Handicapped citizens needing accommodation in order to attend this meeting should contact the office of the City Clerk no later than 48 hours prior to the scheduled meeting.

THE PLANNING & ZONING COMMISSION

Of the City of Sedalia, Missouri

George Esser, Chairman

Stephen J Galliher, Mayor

1X-May 13, 2016



May 12, 2016

NOTIFICATION LETTER

To Whom It May Concern:

This is to notify you that a public hearing will be held in the City of Sedalia's Council Chambers of the Municipal Building, 2nd Street & Osage Avenue, Sedalia, Missouri to consider a rezoning for the following described tracts of land:

PROPERTY ADDRESSES:

1602 S HARRISON; 1606 S HARRISON; 1618 S HARRISON;

1602 S HARRISON

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK NUMBER TWELVE (12) IN RITTER'S ADDITION TO THE CITY OF SEDALIA, MISSOURI, RUNNING THENCE NORTH TO THE SOUTH LINE OF SIXTEENTH STREET AS NOW OPENED AND MAINTAINED IN SAID CITY OF SEDALIA, THENCE WEST ALONG THE SOUTH LINE OF SAID SIXTEENTH STREET, ONE HUNDRED THIRTY FIVE (135) FEET, THENCE SOUTH TO THE SOUTH LINE OF SAID BLOCK NUMBER TWELVE (12), THENCE EAST TO THE PLACE OF BEGINNING.

1606 S HARRISON

THE NORTH TWO-THIRDS (2/3) OF LOTS ONE (1), TWO (2) AND THREE (3) OF BLOCK ELEVEN (11) IN RITTER'S ADDITION TO THE CITY OF SEDALIA, MISSOURI.

1618 S HARRISON

THE SOUTH ONE-THIRD (1/3) OF LOTS ONE (1), TWO (2) AND THREE (3) IN BLOCK ELEVEN (11) OF RITTER'S ADDITION TO THE CITY OF SEDALIA, IN PETTIS COUNTY, MISSOURI.

PURPOSE OF REZONING: From current zoning R-1, Residential and C-1, Local Business to C-3, Commercial.

The public hearing will be held to consider the rezoning permit for the above described tract. Hearing will begin at 5:30 pm on Wednesday, June 1, 2016 and any interested persons or property owners are invited to attend. For any additional information please contact the undersigned at the Municipal Building.

Respectfully,

John Simmons
Director of Community Development
(660) 827-3000



Applicant: Lawrence J. Klein, 1602 South Harrison, Sedalia, MO 65301.

Subject Property Location: Klein Saw Shop, 16th Street and Harrison Avenue.

Description of Request: Requesting zoning change from C-1 Commercial and R-1 Residential to C-3 Commercial.

Staff Review: The applicant is requesting the zoning change to clarify existing uses are conforming to the zoning requirements. No change in usage is planned at this time.

The rezoning request is compatible with the City of Sedalia Comprehensive Plan of 2008/2014 Update, that identifies this area as a Conservation/Stabilization Area. The comprehensive outlines that these areas need to be sustained in the current manner as well as protected from physical and economic deterioration. There are no planned changes to the usage and this zoning change would clarify the existing non-conforming usage that is already taking place at this location.

The subject property currently has C-3 zoning directly to the East and West of the property and R-1 Residential to the South.

Staff Recommendation: Staff recommends the application for rezoning from C-1 and R-1 to C-3 Commercial District be approved.

Should you have any questions or concerns regarding this advisory or the request described herein, please do not hesitate to call me.

Submitted by: Andrew S. Burt, Chief Building Official
(660) 827-3000 ext. 148

A handwritten signature in black ink, appearing to read "ASB".

May 25, 2016

**APPLICATION FOR AN
AMENDMENT TO THE ZONING DISTRICT MAP**

Sedalia City Planning & Zoning Commission
200 S. Osage Avenue
Sedalia, Missouri 65301

DO NOT WRITE IN THIS SPACE

Date of Public Hearing	
Date Submitted	4-19-16
Date Advertised	
Date of Mailing	
Checked By	
Receipt No.	
Commission Action	
Council Action	

- Applicant's Name LAWRENCE J Klein
- Applicant's Address 1602 S Harrison
- Telephone Number (Home) 321-8223 (Business) 826 8223
- Present Zoning C-1 C-1 - R1 Requested Zoning C-3
- Legal Description of property requested to be rezoned, with street address or location:
1602 S HARRISON 99 X 135 S/COR BLK 12 RITTER ADD
1606 S HARRISON N 2/3 OF LOT 1, 2 & 3, 522 VACROW BLK 11 RITTERS
1618 S HARRISON S 1/3 LOTS 1, 2, 3 BLK 11 RITTERS ADD AND
- Area of subject property, square feet and/or acres _____
- Present Use of subject property RETAIL, REPAIR
- Desired use of subject property RETAIL, REPAIR
- What is the present use of the adjoining properties? North 1602 SALES, REPAIR
 South RESIDENTIAL East BEATON SALOON West CASBY
- How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2)
- Time schedule for development _____
- Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone NO Has base flood elevation been established? _____
 If yes, please explain how such elevation was determined. _____
- Public Utilities available at site: Sewer _____ " at _____
 Water _____
 at _____
 Natural Gas _____ " at _____
 Electric _____
 at _____
- Exhibits furnished _____
- Signature of Applicant Lawrence J Klein Address of Applicant 1508 S PROSPECT
- Relationship of applicant to property: Owner Agent _____
- Other _____
 (Explain)

CITY OF SEDALIA
PLANNING & ZONING COMMISSION
MINUTES MAY 4, 2016
COUNCIL CHAMBERS, MUNICIPAL BUILDING

PRESENT:

DAN ALBERT
KEVIN WADE
JEFF LEEMAN
BRENDA ARDREY
STEPHEN GALLIHER
ANN RICHARDSON
CONNIE MCLAUGHLIN
GEORGE ESSER

ABSENT:

JIM NORTON
GREGORY NEHRING
TERESA MCDERMOTT

STAFF PRESENT:

ANNE GARDNER
JOHN SIMMONS
JILENE STREIT

PLANNING AND ZONING MEETING

The Planning and Zoning Meeting was called to order at 5:34 p.m. Roll call was taken, a quorum was present.

Approval of Meeting Minutes:

Without discussion Stephen Galliher made a motion, seconded by Dan Albert to approve the meeting minutes from the January, 2016 meeting. **The motion carried.**

George opened the public hearing at 5:36 pm.

New Business:

1900 W Broadway; 2000 W Broadway; 2102 W Broadway; 516 Sunset Dr

Rezoning of 1900 W Broadway, 2000 W Broadway, 2102 W Broadway & 516 Sunset Dr. from existing C-1 and R-1 to the proposed C-3 Commercial. The request is to construct an 10,800 sq. foot multi-tenant commercial structure and is compatible with the City of Sedalia Comprehensive Plan. Subject property currently has C-3 zoning directly to the east and west of the property and R-1 residential to the north on Sunset. Staff recommendation is that the C-1 and R-1 to C-3 Commercial district be approved contingent upon the developer buffering the parking areas of the new structure from the surrounding residential landscaping and building infrastructures be out of view from the surrounding residential properties.

John Erpelding with Land Plan Engineering on behalf of Star Acquisitions was in attendance. He noted, there are 3 houses on the site, 2 along the highway are to be demolished and soon they will keep the 3rd house for a little while and lease it out until they have possible tenants for the potential retail, then will demolish and move forward with the project. If the rezoning is approved we will be submitting sight plans and construction documents to the city for review. We will meet all city codes and ordinances related to landscaping, lighting, storm draining, building materials, etc.... Staff will be reviewing the plans. (showed slides of a similar type of product) Will not be putting in bars, pawn shops, pay day loans, etc.. strictly will be retail centers.

Mayor Galliher indicated he's concerned about the driveways, the 2 on the east side and one on the west side. Mr. Erpelding pointed out that this is just a concept plan, just to give an idea of what they want to do. They will be working with MoDot & they will be the reviewing agency & let us know if we can even have any & where it can be located? Mayor Galliher said he was concerned for the residence around the area with the additional traffic but if there will be a right in & right out that will lessen the chance of having the traffic going north on Sunset. Mr. Erpelding indicated if it is required, that a traffic analysis would be completed and if everyone feels it's necessary that maybe we could do peak traffic hours with the traffic flows to be sure we won't create any kind of dangerous situation. Ann Richardson agreed that it would be a good idea to have someone glance over it and give some thoughts on it. Mayor indicated that had already been done when Auto Zone came in.

Mr. Leeman distributed a letter that came from one of his constituents and actually had a phone call in regards to this before he knew he was going to be on this committee. There are questions of the misuse of the words retention vs. detention. Where the water is at, how it's handled? Mr. Erpelding stated this is a conceptual state and haven't begun to do a full engineering analysis on storm water detention – not retention – and will be doing that as we progress, and will be submitting to the City. The concept plan will be using the natural drainage flows to the north west and tie into the existing system and have a detention basin that during the peak storms will hold the water for a little while and then it will drain out, mostly be a dry basin. Will have to be maintained, but will not be a wet stagnant basin that will attract mosquitos. Will be a detention, not retention.

Bill Winfrey, 1814 W 5th, still has concerns about the water runoff because he lives in a flood plain already. Mr. Erpelding indicated that these answers will come from the storm drainage study that will be done by the licensed & engineering firm. They will make sure this would not cause flooding. The City will also require this study to be done. John Simmons indicated our storm water requirements will have to be approved by the City. Mr. Winfrey asked if the building would be facing Broadway and if the whole inside lot would be rezoned? Yes, the building will be facing Broadway and this is only rezoning the current portion that is C-1 to the north you have a large grass lot that is zoned R-1, they are not asking to rezone that, they have not indicated in the plans to further develop that. The developer has indicated that they intend to maintain that space. Mr. Eperling indicated that area would possibly just be used for storm water management. I can't image that it's a viable piece of ground being off Broadway and such a narrow piece of property.

Mr. Eperlding indicated the developers plan to start construction in approximately one year from now. They haven't begun to market this site yet but they plan to take it to the ICSC Convention (International Council of Shopping Centers) in Las Vegas for potential developers.

Ms. Zimmerchied, in attendance for her daughter Carla Jackson, and would like clarification that there won't be an outlet onto Sunset on to Broadway? Mr. Erpelding indicated that there was the existing Sunset intersection onto Broadway and could possibly add another Broadway drive but that would be MoDot's approval. Ms. Zimmerchied's daughter lives on Sunset and people turn right instead of left onto the highway and that is a zoo especially on Fridays and Sundays when they are coming back from the Lake. Would hope they wouldn't add more traffic in that area. If they are going to allow traffic on Sunset down to 5th St to avoid Broadway then you're going to have all that traffic that direction and 5th St is one of the main streets that children walk home from school. Mr. Erpelding indicated the traffic study would indicate if that was possible or not.

With no further discussion the public hearing was closed at 5:54 pm.

Steve Galliher made the motion to accept the staff recommendation to approve contingent upon the developer buffering the parking areas of the new structure from the surrounding residential landscaping and building infrastructures be out of view from the surrounding residential properties. Ann Richardson seconded the motion. All approved – 8 – YES.

This item will go to the City Council on May 16, 2016.

With no other business the Commission adjourned at 5:57 pm.

Submitted by:
Jilene Streit
George Esser, Chairman
(Meeting recorded)