

**City of Sedalia  
Planning & Zoning Meeting  
Wednesday, July 2, 2014  
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**

- Special Use Permit – 1701 W 32nd – Cell tower

**6. Miscellaneous Items**

**7. Adjourn**

**Next meeting – August 6, 2014**

CITY OF SEDALIA  
PLANNING & ZONING COMMISSION  
MINUTES MARCH 26, 2014  
COUNCIL CHAMBERS, MUNICIPAL BUILDING

PRESENT:

BILL BECK  
GREGORY NEHRING  
GEORGE ESSER  
WILEY WALTER  
LAVERA SCHMITT  
JIM NORTON  
TERESA MCDERMOTT  
ELAINE HORN  
DAN ALBERT  
CONNIE MCLAUGHLIN

ABSENT:

CHRIS PATTON

STAFF PRESENT:

GARY EDWARDS  
ANNE GARDNER  
JOHN SIMMONS  
JILENE STREIT

**PLANNING AND ZONING MEETING**

The Planning and Zoning Meeting was called to order at 5:30 p.m. Roll call was taken, a quorum was present.

**Approval of Meeting Minutes:**

Without discussion Mayor Horn made a motion, seconded by Greg Nehring to approve the meeting minutes from the February 12, 2014 meeting. **The motion carried.**

Chairman George Esser announced that the Planning & Zoning Commission would be going into the Public Hearing at this time for the discussion and comments of the 2014 Comprehensive Plan Update.

**New Business:**

Dave Knopick of dPlanit was here to present the Update of the 2014 Comprehensive Plan.

This document is a continuation of the 2008 document. The updates/revisions have been indicated in red print. This process was made up of an Advisory Committee that included members of the community that were evolved and engaged in this process. We also had 4 Focus Groups that included additional community members: Neighborhood Development, Education/Job Training, Infrastructure/Government

and Economic Development. The Advisory Committee, Focus Groups, along with members of the administration were given homework assignments to complete for their input.

Below is the information that has either been added, changed or deleted for the 2014 Comprehensive Plan Update.

Planning Implications – 7 critical items to consider. Several foundational considerations when looking towards the future:

- Sedalia has shown resiliency in regard to retaining population growth and economic stability even during times where national and regional trends are in decline.
- Growth outside but in close proximity of Sedalia, in unincorporated areas of Pettis County, is still concerning factor that can impact the physical expansion of the Sedalia in the future.
- While the nation is in the process of aging, the population of Sedalia has been getting slightly younger, with young families appearing to be the driver for this trend as seen by increases in the under 5 and 20 to 34 years of age cohorts.
- Sedalia continues to grow more racially and ethnically diverse, with a significant increase in the Hispanic ethnic group.
- Improvement in education attainment has been occurring in Sedalia with a shrinking percentage of the population having less than a high school diploma and a larger percentage attaining some college education or an associate degree.
- Poverty is a concern with a growing percentage of the population living in poverty, while median incomes are rising.
- Vacant housing and age of housing stock are still concerns for the City of Sedalia.

### **Physical Development Plan Update:**

The following components have been added into this section.

Neighborhood Goals -

NH.6 Sedalia will strategically promote social interaction in neighborhoods through programmatic and capital investment, and community design standards.

Education/Job Training Goal -

EDJT.1 Sedalia will creatively seek ways to proactively address education needs from pre-school through workforce development.

Community Health Goal -

CH.1 One addition: Sedalia will be a community that promotes healthy activity and life choices.

### **Implementation Update:**

A few strategies have been removed, a few have been updated from Immediate Priority to High Priority to Moderate Priority.

One organization has been added to the list to aid in carrying out strategies: **Sedalia School District #200.**

The following items that have been added to the list of priorities:

Land Use/Character Areas - Neighborhoods –

NH.6 Sedalia will strategically promote social interaction in neighborhoods through programmatic and capital reinvestment, and community design standards.

High Priority:

- NH. 6.1 Develop systematic neighborhood beautification, clean-up, watch and social activity programs.
- NH. 6.2 Develop standards for sidewalks, lighting, community gathering spaces in all Sedalia neighborhoods.
- NH. 6.3 Identify funding for strategic and programmatic improvements to meet standards developed in the prior statement for established neighborhoods.

Commercial –

C.4 Downtown Sedalia will become a national model for downtown revitalization and development:

The following have been removed:

- C.4.3 Plan for the building of a highly identifiable gateway and streetscape that is associated with Downtown.
- C.4.4 Allocate funds to design and build gateway and streetscape improvements with the Downtown district.

Infill/Redevelopment –

IR.2 Sedalia will retain the historic character of Downtown.

- IR.2.1 **Keep** the historic building survey **up to date.**

Community Development –

Gateways and Key Intersections

The following has been removed:

GKI.3 Sedalia's sculpture in the park program will be expanded.

- CKI.3.1 The Parks and Recreation Department will continue to sponsor the program.
- CKI.3.2 The Parks and Recreation Department will recruit regional artists and commission pieces of art to be created and placed in various locations around Sedalia.

Community Services – Public infrastructure and facilities technology will be updated

The following item was changed:

CS2.1 Develop and maintain a GIS (Geographic Information System) database for locations of all sanitary sewer, **storm water**, wastewater, manhole locations, etc. to ensure the exact location of these facilities is recorded.

The following item was added:

- CS2.2 Sedalia Water Department should develop, maintain and provide GIS database for locations of all mains.

## Economic Development -

The following item was added:

- RE.2.3 Proactively develop, expand, monitor and maintain a healthy inventory of sites and lands to meet the need for future new business attraction and the expansion of existing business, including large and small sites for industrial / manufacturing, and commercial / retail uses.

## Recruitment –

The following item was changed:

- R.1.1 **Update retail market analysis and draw factor** to identify desired retail, commercial, industrial and manufacturing business.

The following two categories have been added:

## Education/Job Training

EDJT.1: Sedalia will creatively seeks ways to proactively address education needs from pre-school through workforce development.

- EDJT.1.1 Create a cross agency community education needs forum to monitor demographic and economic changes and identify education improvements, programs and partnerships to address emerging changes / gaps in education.
- EDJT.1.2 Develop multiple pathways for achieving necessary life and work skills.
- EDJT.1.3 Develop partnership programs between education providers, private business and non-profit groups to supplement traditional education opportunities.

## Community Health

CH.1: Sedalia will be a community that promotes healthy activity and life choices.

- CH.1.1 Create an interagency community health advocacy group focused on creating a healthier community environment.
- CH.1.2 Leverage the healthcare resources within the community to develop health themed community events and activities for all ages.
- CH.1.3 Investigate making physical improvements to the framework of the community that promote social interaction / involvement and physical activity (i.e. pedestrian / bicycle network connections, parks and recreation enhancements, etc.)

## Comments:

John Simmons indicated that all Planning & Zoning members names are in this update and would like for them to be sure there are no changes before it goes to publication. When do we do the next Update – 2019/2020/2021?? Dave suggested that staff give a report annually of the decisions that were made throughout the year based on the Comprehensive Plan. It's really important to have record of that so that we can modify the next Comprehensive Plan. Next Update could be 2021 due to the census in 2020.

What has the P & Z accomplished?? John agrees that the annual report from staff to this Commission would really help to explain to the public what has been accomplished to give you a quick snap shot of what's been happening.

**Miscellaneous Items:**

John reported one success from today – the house on 5th & Massachusetts, 2 story green house – is gone. Demolition was today.

Dave is working with Andy and John on current Zoning Code to bring it up to date. There are elements that are consistent with this plan. Urban/Suburban Areas / Sign Ordinances / Set backs / ADA ramps. A draft of this will be brought to the May 2014 meeting.

Chairman Esser closed the public hearing with no comments at 6:17 pm.

With no other business the Commission adjourned at 6:20 pm. Wiley Walter moved to adjourn the meeting. LaVera Schmitt seconded the motion. E. Horn – YES, W. Walter – YES, B. Beck – YES, D. Albert – YES, C. McLaughlin – YES, T. McDermott – YES, L. Schmitt – YES, G. Nehring – YES, G. Esser – YES, J. Norton – YES. Motion Carried. Meeting adjourned.

Submitted by:

Jilene Streit

George Esser, Chairman

(meeting recorded)

**APPLICATION FOR AN  
SPECIAL USE PERMIT**

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

<b>DO NOT WRITE IN THIS SPACE</b>	
Date of Public Hearing	_____
Date Submitted	_____
Date Advertised	_____
Date of Mailing	_____
Checked By	_____
Receipt No.	_____
Commission Action	_____
Council Action	_____

- Applicant's Name FIRST UNITED METHODIST CHURCH OF SEDALIA MISSOURI
- Applicant's Address 1701 W 32ND ST SEDALIA
- Telephone Number (Home) \_\_\_\_\_ (Business) 660-827-2993
- Legal Description of property with street address or location:  
PLEASE REFER TO FULL LEGAL DESCRIPTION ON PAGE ONE OF THE ENCLOSED SURVEY.
- Area of subject property, square feet and/or acres 10,000 SF + ACCESS DRIVEWAY
- Present use of subject property CHURCH
- Desired use of subject property COMMUNICATIONS TOWER (190 FT MONOPOL)
- What is the present use of the adjoining properties? North M-1  
South M-1 East M-1 West M-1
- Time schedule for development AUGUST OR SEPTEMBER 2014
- Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone NO Has base flood elevation been established? YES  
If yes, please explain how such elevation was determined. PLEASE REFER TO ENCLOSED NEPA SCREEN REPORT.
- Public Utilities available at site: Sewer NOT REQD " at \_\_\_\_\_ Water NOT REQD.  
a \_\_\_\_\_  
t \_\_\_\_\_  
Natural Gas NOT REQD. " at \_\_\_\_\_ Electric PLEASE REFER  
a TO ZONING DRAWINGS.  
t \_\_\_\_\_
- Exhibits furnished SEE TRANSMITTAL ENCLOSED.
- [Signature] 574 S BARN STABLEST. NIWA MO 65714  
Signature of Applicant Address of Applicant
- Relationship of applicant to property: Owner  Agent
- Other VERIZON WIRELESS (Explain)  
OWNER / OPERATOR OF PROPOSED TOWER.

*City of Sedalia*

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TELEPHONE (660) 827-3000



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MUNICIPAL BUILDING  
200 SOUTH OSAGE AVENUE  
SEDALIA, MISSOURI 65301

FAX (660) 827-7800

**Applicant:** First United Methodist Church of Sedalia, 1701 West 32<sup>nd</sup> Street, Sedalia, MO 65301

**Subject Property Location:** 1701 West 32<sup>nd</sup> Street, Sedalia, MO 65301.

**Description of Request:** Requesting Special Use Permit to construct a 180 foot tower with communication equipment.

**Staff Review:** The preliminary construction plans have been submitted and reviewed. The only item noted was the use of barbed wire around the chain link fence. This item has been corrected and plan change submitted.

**Staff Recommendation:** Staff recommends that the Special Use Permit 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

Handwritten signature of Andrew S. Burt in black ink.

June 24, 2014



June 16, 2014

NOTIFICATION LETTER

To Whom It May Concern:

This letter is in regards to the property located at 1701 W 32nd Street, Sedalia, Missouri.

This is to notify you that a public hearing will be held in the Council Chambers of the Municipal Building, 2nd Street & Osage Avenue, Sedalia, Missouri to consider a Special Use Permit for the following described tract of land:

GENERAL LOCATION: 1701 W 32ND STREET, SEDALIA, MO

FOLLOWING IS THE LEGAL DESCRIPTION OF THE LOT LISTED ABOVE:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, IN TOWNSHIP 45 NORTH, OF RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN PETTIS COUNTY, MISSOURI; THENCE SOUTH 729 6/7 FEET; THENCE RUNNING EAST 210 FEET; THENCE IN A STRAIGHT LINE IN AN EASTWARDLY DIRECTION TO A POINT 40 RODS SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 340 FEET THEREOF.

PURPOSE OF THE SPECIAL USE PERMIT:

A public hearing will be held to consider the Special Use Permit. The hearing will begin at 5:30 pm on Wednesday, July 2, 2014. Any interested persons or property owners are invited to attend. For any additional information regarding this zoning, please contact the undersigned at the Municipal Building.

Respectfully,

A handwritten signature in cursive script that reads "John Simmons".

John Simmons  
Director of Community Development  
(660) 827-3000 x127

## NOTICE OF PUBLIC HEARING

Whereas, the City Planning & Zoning Commission and the City of Sedalia, Missouri have received application from Cellco Partnership d/b/a Verizon Wireless, whom is leasing the below property with a right of access and to install and maintain utilities for a communications tower, for an initial term of five (5) years:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, IN TOWNSHIP 45 NORTH, OF RANGE 21 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN PETTIS COUNTY, MISSOURI; THENCE SOUTH 729 6/7 FEET; THENCE RUNNING EAST 210 FEET; THENCE IN A STRAIGHT LINE IN AN EASTWARDLY DIRECTION TO A POINT 40 RODS SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE WEST 340 FEET THEREOF.

Requesting a Special Use Permit to install and maintain utilities for a communications tower for an initial term of five (5) years and that said application is acted upon as provided in Ordinance No. 6741. Therefore, in compliance with Chapter 89 of the revised Statues of Missouri, 1969, as amended, other applicable statutes and Zoning Ordinance No. 6741, 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, July 2, 2014 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 12th day of June 2014. 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