

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF OCTOBER 22, 2012

MEMBERS PRESENT: Laura Klusener, Chairperson
Ron Close, Vice Chairperson
Francis DeMott
Gary Falcetto
Dave Holloman
Tim Kundiger
Wes Streeter

MEMBERS ABSENT: Connie McGeorge
Brian Sullivan

OTHERS PRESENT: Dan Arck, 2505 E 16th Street, Pittsburg
Cody Sexton, 811 E 3rd Street, Joplin, MO
William A. Beasley, Director of Public Works
Troy Graham, Assistant Director of Public Works

The Pittsburg Planning and Zoning Commission met on Monday, October 22, 2012, at 7:00 p.m., in the Municipal Court Room of the Law Enforcement Center. Chairman Laura Klusener led the flag salute and then called the meeting to order at 7:00 p.m. with seven (7) members present.

The first order of business was the introduction of Troy Graham. Troy was recently hired by the City of Pittsburg as its new Assistant Director of Public Works and would be serving as the liaison between the City and the Planning and Zoning Commission effective November 1, 2012.

The second order of business was the approval of the minutes of the meeting of September 24, 2012. In this regard, Gary Falcetto moved, seconded by Francis DeMott, that the minutes be approved as submitted. Motion carried unanimously.

The first order of business under Presentation of Requests and Petitions was the review of a Short Form Plat for Schroeder Acres Subdivision Plat 2 located in the 2600 Block of North Walnut. Cody Sexton of Anderson Engineering was present on behalf of the developer and provided a letter from Rick Schroeder giving him authority to speak on their behalf.

**PLANNING AND ZONING COMMISSION
MINUTES OF OCTOBER 22, 2012
PAGE TWO**

Bill Beasley stated the Planning and Zoning Commission previously reviewed a site plan for two 4-plexes to be constructed on the front side of the subject tract of land. He stated the developer plans to divide the land into three separate tracts in lieu of two, which requires the land be replatted. Mr. Beasley stated the developer is submitting the replat of Lot 4 of the original Schroder Acres Subdivision. He stated that according to the Subdivision Regulations, the plat is considered a Short Form Plat as it contains fewer than 5 lots, which means the preliminary platting process can be bypassed.

Mr. Beasley stated the original plat included a street that was requested be designated as a travel easement. He stated the travel easement would only provide access to the complex development and, according to Subdivision Regulations, is to be maintained by the owner of the lots, which in this case would be the owner of Lot 3.

In reviewing the plat approval checklist, Mr. Beasley noted the plat would need to include the following:

1. An easement for the existing storm sewer.
2. The certification of the land surveyor preparing the plat, his seal and signature.
3. The certificate of the Register of Deeds.
4. Title insurance certification or a certificate of title prepared by a competent attorney showing that the proposed subdivider owns all of the property within the plat in fee, and that it is free from encumbrances and liens; but if encumbered, the mortgages shall be required to consent to the plat.
5. The sanitary sewer easement be increased from 15 feet to 20 feet.

Ron Close inquired about stormwater runoff. Mr. Sexton stated the parking lot would consist of asphalt and would be surrounded by green space. He stated that stormwater would run from the east side of the property and travel to the west.

Gary Falcetto inquired about the number of units on each lot. Mr. Beasley stated that each lot would contain four units similar to the layout of the adjacent units. He stated that access for the two 4-plexes on Lots 1 and 2 would be from Walnut Street.

Dave Holloman inquired if four-plexes were going to be constructed on Lots 1 and 2 only with Lot 3 remaining vacant. Mr. Beasley stated that senior housing already existed on lot 3.

Wes Streeter inquired if the new landscaping ordinance would affect this proposal. Mr. Beasley stated the landscaping ordinance was intended for site plans and not plats and covered only commercially zoned areas.

**PLANNING AND ZONING COMMISSION
MINUTES OF OCTOBER 22, 2012
PAGE THREE**

Mr. Beasley stated that once the noted corrections were made to the plat, Chairperson Laura Klusener would sign the plat on behalf of the Planning and Zoning Commission before being presented to the City Commission for their approval.

There being no further discussion, Gary Falcetto moved, seconded by Ron Close, that the plat plan be **approved** subject to the addition of the easement and utility easement. Motion carried unanimously.

The second order of business under Presentation of Requests and Petitions was the review of a site plan submitted by Tri-State Building on behalf of Atkinson Industries for the construction of an addition to the current facility located at 1801 East 27th Street. Dan Arck of Tri-State Engineering was present to speak on behalf of the site plan.

Mr. Beasley stated that Atkinson Industries wants to construct two additions to the current facility, an addition to the manufacturing area as well as to the front office area. He stated the 36' x 150' office addition is planned to be completed first and if everything goes well they will continue with the addition to the manufacturing area at a later date. Mr. Beasley stated that Tri-State is working with Westar to relocate the fire lines and electric lines when the manufacturing addition is built. He stated that 127 parking spaces are required, however, only 109 parking spaces are shown. Mr. Beasley stated they have submitted a letter indicating that the most employees for any given shift would be 110 employees. He stated lighting was addressed to make sure the parking lot was lit adequately and that a stormwater plan was also submitted by Triad Environmental Services indicating that water retention would not change significantly after the new construction.

Mr. Close inquired if the water retention plan only covered the addition to the manufacturing area and if separate plan would be required for the addition to the office area. Mr. Arck stated a separate plan was not needed for the office addition as there was not enough space being disturbed.

There being no further discussion, Francis DeMott moved, seconded by Ron Close, to approve the site plan with the additional clarifications and corrections noted. Motion carried unanimously.