

CLAY COUNTY PLANNING AND ZONING COMMISSION MINUTES

January 7, 2020

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: Tom Decker, Chris Higgins, David Rhodus, Marvin Davis, Brad Scarlett and Terri Griffen

Members Absent:

Staff Present: Kipp Jones, Planning and Zoning Manager
Debbie Brady, Planner
Angie Stokes, Administrative Assistant
Andy Roffmann, County Counselor

Mr. Decker: Calls the January 7, 2020 Planning and Zoning Commission meeting to order, request roll call.

Mr. Jones: Terri Griffen?

Ms. Griffen: Present.

Mr. Jones: David Rhodus?

Mr. Rhodus: Present.

Mr. Jones: Marvin Davis?

Mr. Davis: Present.

Mr. Jones: Brad Scarlett?

Mr. Scarlett: Present.

Mr. Jones: Chris Higgins?

Mr. Higgins: Present.

Mr. Jones: Chairman Tom Decker?

Mr. Decker: Present.

Mr. Decker: Calls for a motion for the approval of the December 3, 2019 Planning and Zoning Commission minutes.

Mr. Davis: Moves to approve the minutes.

Mr. Rhodus: Seconds the motion.

Mr. Decker: Calls for a roll call vote.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve.

Mr. Jones: Marvin Davis?

Mr. Davis: Approve.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve.

Mr. Jones: Brad Scarlett

Mr. Scarlett: Abstain

Mr. Jones: Chris Higgins?

Mr. Higgins: Approve.

Mr. Jones: Chairman Tom Decker?

Mr. Decker: Abstain.

Final Vote: 4/0/2 Approve December 3, 2019 Minutes

Mr. Decker: Asks for a staff report on the first case January 20-101RZ/F, a request for rezoning from Agricultural (AG) District to Residential Rural (R-1) District for ONLY proposed Lot 1A and Residential Ranchette (R-5) District for ONLY proposed Lot 1B with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for both lots and final plat approval of Kassidy Estates Second Plat, A Replat of Lot 1 Kassidy Estates, located at approximately 14321 Long Road, the applicant is Crystal Tanner.

Ms. Brady: Attaches the staff report as part of the official record, summarizes January 20-101RZ/F dated December 20, 2019.

Mr. Decker: Inquires if there are any questions from the Commission.

Mr. Higgins: Inquires what the structure was on proposed Lot 1B, stated it looked man made.

Mr. Jones: Stated it was a dirt track that will be cleared when a house will be built on the lot.

Mr. Decker: Calls the applicant forward. Asks the applicant if she understood the staff report and the conditions attached in Exhibit A and if she had any questions.

Ms. Tanner: Stated she understood the staff report and did not have any questions.

Mr. Decker: Opens public comments, being none inquires if there is any discussion from the Board members, being none entertains a motion for the rezoning.

Mr. Higgins: Moves to approve the rezoning.

Mr. Rhodus: Seconds the motion.

Mr. Decker: Calls for a vote.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve.

Mr. Jones: Marvin Davis?

Mr. Davis: Approve.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve.

Mr. Jones: Brad Scarlett?

Mr. Scarlett: Approve.

Mr. Jones: Chris Higgins?

Mr. Higgins: Approve.

Mr. Jones: Chairman Tom Decker?

Mr. Decker: Approve.

**Final Vote: 6/0/0 Approve; January 20-101RZ/F; Kassidy Estates Second Plat, a Replat of Lot 1, Kassidy Estates– Rezoning
With zero (0) Conditions**

Mr. Decker: Entertains a motion for the final plat with conditions.

Mr. Davis: Moves to approve the final plat with conditions.

Mr. Rhodus: Seconds the motion.

Mr. Decker: Calls for a vote.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve with conditions.

Mr. Jones: Marvin Davis?

Mr. Davis: Approve with conditions.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve conditions.

Mr. Jones: Brad Scarlett?

Mr. Scarlett: Approve with conditions.

Mr. Jones: Vice-Chairman Chris Higgins?

Mr. Higgins: Approve with conditions.

Mr. Jones: Chairman Tom Decker?

Mr. Decker: Approve with conditions.

Final Vote: 6/0/0 Approve; January 20-101RZ/F; Kassidy Estates Second Plat, a Replat of Lot 1, Kassidy Estates– Final Plat

With three (3) Conditions

Mr. Decker: Asks for a staff report on case January 20-102A, a public hearing for approval of revisions to the 2011 Clay County Land Development Code (LDC), an ordinance encompassing the zoning and subdivision of land in unincorporated Clay County, the applicant is Clay County.

Mr. Jones: Attaches the staff report as part of the official record, summarizes January 20-102A dated December 26, 2019.

Mr. Jones: Explained the proposed changes the Beekeeping section of the code the staff would like to make.

Mr. Decker: Inquired if there should be a maximum number of hives on the property per acreage.

Mr. Jones: Stated the staff can look into other jurisdictions rules on the number of hives. Stated the changes proposed to the Accessory Dwelling Units section of the LDC and clarification of what a Farm Building is used for and the process to obtain a Farm Building.

Mr. Higgins: Inquired about the size restrictions of the accessory dwelling unit.

Mr. Jones: Stated the reason for the size restrictions was to avoid the look of having two houses on one parcel of land, which is not allowed in Clay County. Explains the addition of shipping containers codes to Land Development Code, what they can be used for and how long one can be on the property when used for storage, and required permits for the Temporary Storage.

Mr. Rhodus: Stated his concern about limiting the use of the shipping containers as storage on large Agricultural zoned property, they are better to store farm items in because they don't leak and they are harder to break into than a Farm Building.

Mr. Jones: Stated that the shipping containers codes could be applied on property less than 20 acres and then limit the number of shipping containers on property 20 acres or more.

Mr. Decker: Inquired about the data plate requirement on shipping containers.

Mr. Jones: Stated that Clay County Code Enforcement Officer has been to some training regarding shipping containers as storage and they have recommended having the data plates on the shipping even if used as storage.

Mr. Decker: Calls for a motion to table this discussion to February's meeting.

Mr. Higgins: Motions to table.

Mr. Rhodus: Seconds the motion.

Mr. Decker: Calls for a vote.

Mr. Jones: Terri Griffen?

Ms. Griffen: Approve.

Mr. Jones: Marvin Davis?

Mr. Davis: Approve.

Mr. Jones: David Rhodus?

Mr. Rhodus: Approve.

Mr. Jones: Brad Scarlett

Mr. Scarlett: Approve.

Mr. Jones: Chris Higgins?

Mr. Higgins: Approve.

Mr. Jones: Chairman Tom Decker?

Mr. Decker: Approve.

**Final Vote: 6/0/0 Table; January 20-102A; Amendments to 2011 Land Development Code
With zero (0) Conditions**

Mr. Decker: Inquired if there was any additional business.

Mr. Jones: Stated there will be a February meeting.

Mr. Decker: Entertains a motion to adjourn the meeting.

Mr. Davis: Moves to adjourn.

Ms. Griffen: Seconds.

Mr. Decker: Adjourns the meeting.

Meeting Adjourned

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Recording Secretary