

AGENDA

Tuesday, September 3, 2019, 6:30 PM - Regular meeting of the Clay County Planning and Zoning Commission (PZC), Commission Hearing Room, 3rd Floor, County Administration Building, One Courthouse Square, Liberty, Missouri.

- 1) Call to Order/Roll Call
- 2) Approval of the August 6th, 2019 PZC minutes
- 3) **Regular Agenda**

(Full discussion. Staff reports will be included as part of the minutes of the meeting.)

1. **Case No.: July 19-122RZ/P** – A request for rezoning from Residential Ranchette (R-5) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) to Agricultural (AG) District for ONLY a portion of proposed Lot 2A and preliminary plat approval of Lincoln's Farm – Third Plat, the properties are located at 10601 & 10509 Lancaster Road and 18211 NE 108th Street. The applicants are Michael & Kimberly Daniels, Karlen R. Pangborn, and Bruce & Donna Blanch. **The Planning and Zoning Commission continued this case until the September 3rd, 2019 meeting.**
 - [Staff Report](#)
 - [Preliminary Plat](#)
2. **Case No.: July 19-123F**– A request for final plat approval for the proposed subdivision of Lincoln's Farm-Third Plat, located at 10601 & 10509 Lancaster Road and 18211 NE 108th Street. The applicants are Michael & Kimberly Daniels, Karlen R. Pangborn, and Bruce & Donna Blanch. **The Planning and Zoning Commission continued this case until the September 3rd, 2019 meeting.**
 - [Staff Report](#)
 - [Final Plat](#)
3. **Case No.: July 19-124V**– A request to vacate a utility easement within Lot 1 of Lincoln's Farm-Second Plat. These easements are located at approximately 10601 and 10509 Lancaster Road. The applicants are Michael and Kimberly Daniels, and Karlen R. Pangborn. **The Planning and Zoning Commission continued this case until the September 3rd, 2019 meeting.**
 - [Staff Report](#)
 - [Vacation Plat](#)
4. **Case No.: September 19-130RZ/F** – A request for rezoning from Agricultural (AG) District to Residential Rural (R-1) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for the proposed subdivision of the Replat of Lot 2 Timber Creek and final plat approval, located at approximately 16925 Quinn Road. The applicant is Eric Craig, representing Tim and Pennie Hattey.
 - [Staff Report](#)
 - [Final Plat](#)
5. **Case No.: September 19-131RZ/F** – A request for rezoning from Residential Rural (R-1) District to Residential Rural (R-1) District with an Agricultural Land Preservation (ALP) Preservation Overlay District (POD) for the proposed subdivision of Utt Farm, a Replat of Lots 1, 2, & 4 Sunny Slope Acres and final plat approval, located at approximately 30020 NE 166th Street. The applicants are Trent and Jessica Utt.
 - [Staff Report](#)
 - [Final Plat](#)

6. **Case No.: September 19-132V**– A request to vacate a utility easement within Lot 2 and 4 of Sunny Slope Acres. These easements are located at approximately 30020 NE 166th Street. The applicants are Trent and Jessica Utt.
 - [Staff Report](#)
 - [Vacation Plat](#)

7. **Case No.: September 19-133CUP** - A request for a Conditional Use Permit for an Indoor and Outdoor Recreation and Entertainment facility on Agriculturally (AG) District zoned property at 11202 Highway 33. The applicant is Jeff Schroeder, Scharhag Co., Architects, representing, Rocky Top Holdings, LLC.
 - [Staff Report](#)
 - [Site Plan](#)

8. **Case No.: September 19-134CUP** - A request for the approval of a Conditional Use Permit (renewal) for a commercial wireless communication tower/antenna on Residential Ranchette (R-5) District zoned property at approximately the NE corner of Plattsburg Road and NE 112th Street. The applicant is Steve Warger, P.E. Renaissance Infrastructure Consulting, representing Central Meridian Land Reserve, LLC.
 - [Staff Report](#)
 - [Site Plan](#)

9. **Case No.: September 19-135CUP** - A request for the approval of a Conditional Use Permit for a Water Tower (PWSD#6) on Residential Services District Multi-Family (R-SDM) with a Planned Unit Development (PUD) overlay zoned property at approximately NE corner of Plattsburg Road and NE 112th Street. The applicant is Steve Warger, P.E. Renaissance Infrastructure Consulting, representing Central Meridian Land Reserve, LLC.
 - [Staff Report](#)
 - [Site Plan - Diagram](#)
 - [Site Plan - Drainage](#)

10. **Case No.: September 19-136A** – 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.
 - [Staff Report](#)

IMPORTANT NOTE: Cases on this Agenda which are approved or disapproved by the PZC are scheduled to be forwarded to the County Commission Hearing on **September 23, 2019 at 10:00 a.m.** to be held at the Commission Hearing Room, 3rd Floor, County Administration Building, One Courthouse Square, Liberty, Missouri, unless otherwise indicated during the meeting.

► **Other Business**

- **Manager's Comments**
- **Executive Session: Advice from legal counsel per RSMo 610.021(1) Adjournment**