

**City of Sedalia  
Planning & Zoning Meeting  
Wednesday, September 7, 2016  
Council Chambers Municipal Building  
5:30 p.m.**

- 1. Call to Order**
  
- 2. Public Hearing**
  
- 3. Roll Call**
  
- 4. Approval of Meeting Minutes**
  
- 5. Old Business**
  
- 6. New Business**
  - Rezoning 420 W 16<sup>th</sup> Street
  
- 7. Miscellaneous Items**
  
- 8. Adjourn**

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 3<sup>rd</sup> 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 5<sup>th</sup> St to avoid Broadway then you're going to have all that traffic that direction and 5<sup>th</sup> 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)

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

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	<u>8-5-16</u>
Date Advertised	
Date of Mailing	
Checked By	
Receipt No.	
Commission Action	
Council Action	

1. Applicant's Name Jason VanNatta
2. Applicant's Address 1412 W 5th St Sedalia
3. Telephone Number (Home) 660-619-0158 (Business) same
4. Present Zoning C1 Requested Zoning C3
5. Legal Description of property requested to be rezoned, with street address or location:  
420 W 16th
  
6. Area of subject property, square feet and/or acres 5780 sq ft
7. Present Use of subject property Sedalia Youth Club
8. Desired use of subject property vehicle customization
9. What is the present use of the adjoining properties? North Home  
South Grocery Store East Home West Business
10. How can you justify the proposed zoning change? (To answer this question, see Page 1, Item 2)
11. Time schedule for development \_\_\_\_\_
12. Is property in a flood plain district? If yes, please indicate applicable FEMA Map applicable zone N/A Has base flood elevation been established? \_\_\_\_\_  
If yes, please explain how such elevation was determined. \_\_\_\_\_
  
13. Public Utilities available at site: Sewer \_\_\_\_\_ " at \_\_\_\_\_  
Water \_\_\_\_\_  
at \_\_\_\_\_  
Natural Gas \_\_\_\_\_ " at \_\_\_\_\_  
Electric \_\_\_\_\_  
at \_\_\_\_\_
14. Exhibits furnished \_\_\_\_\_
15. JVN \_\_\_\_\_ 1412 W 5th St Sedalia  
Signature of Applicant Address of Applicant
16. Relationship of applicant to property: Owner  Agent \_\_\_\_\_
17. Other \_\_\_\_\_  
(Explain)

## Vannatta Fabrication

Hello,

My Name is Jason Vannatta and I started Midwest Custom 13 years ago building show vehicles. I operated my business for 5 years and decided that this area could not support this type of business. Then I went to work for Pro Energy as an Industrial electrician and Welder/ Fabricator for another 5 years. During the last year there I started building show vehicles at night and Pro Energy was interfering with me seeing my daughters so I decided to start Midwest Customs full time again.

Thanks to the advertising tools on Facebook business really took off, we build 2 vehicles at a time and have a waiting list going into next year. We build mainly high end vehicles from out of state. Last October I started designing and selling parts and within a few months it became about 40% of the business. We needed to triple the size of the shop so I purchased the Sedalia Youth Center Building at 16th and Vermont. The Building only has houses on 2 sides and most of the homes are in disrepair. I didnt know the building was zoned C1 since my paperwork said it was Commercial/ Industrial use. I started the rezoning process in hopes that I can use the building to expand my business and operate more efficiently.

As far as being a nuisance to the neighborhood there will not be any fumes or excessive noises coming from the building. It is a cinder block building that is climate controlled and the doors will be kept shut so that we can control the temperature and keep the humidity out. No paint fumes will be exhausted outside and we only paint 2-4 Vehicles per year since it takes about 10 months to do a full build on a vehicle.

I think this business would be great for Sedalia. Not only because of the taxes my business generates but also there are no other shops in town that build show vehicles.

I appreciate your consideration for rezoning 420 W. 16th Street.

Thank You,

Jason VanNatta

VanNatta Fabrication



**Applicant:** Jason VanNatta, 1412 West 5<sup>th</sup> Street, Sedalia, MO 65301.

**Subject Property Location:** 420 West 16<sup>th</sup> Street, Sedalia, MO 65301.

**Description of Request:** Requesting zoning change from C-1 Local Business to C-3 Commercial District.

**Staff Review:**


The Planning and Zoning Commission policy concerning rezoning states that no proposed zoning amendment will receive favorable recommendation unless it meets the five criteria outlined below:

1. "The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories." This property has C-1 local business directly to the south, east and west of the property and R-1 Single Family Residential directly to the north of the property. C-3 Zoning would not be in the same category or a complementary category to C-1 or R-1 Zoning Districts.
2. "There is convincing demonstration that **all uses** permitted under the proposed district classification would be in the general public interest and not merely in the interest of an individual or small group." C-3 zoning would allow for such uses as automobile, boat, truck or trailer rooms or yards, automobile repair garages, automobile washing, feed stores, motels, hotels, sale of lawn ornaments, plumbing heating and air conditioning shops, rental stores, sale and maintenance of farm equipment, etc. These types of uses would not be in the general public interest and could be detrimental to the neighborhood.
3. "There is convincing demonstration that **all uses** permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved.)" C-3 Commercial zoning would not be appropriate in this area as the uses outlined above could be detrimental to the neighborhood.

4. "There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by **all uses** permitted in the proposed change." Many of the uses outlined above would materially and adversely affect the character of the neighborhood.
5. "The proposed change is in accord with the comprehensive plan and sound planning principles." This area has been identified as a Conservation/Stabilization area by the City of Sedalia Master Plan. Conservation/Stabilization areas are the most dominant areas in Sedalia. These areas are the stable components of the community. Conservation/Stabilization areas need to be sustained in the current manner as well as protected from physical and economic deterioration. The proposed zoning change would allow usage above and beyond current usage in the area that could have a negative impact on the area. This area has also been identified as a future Urban Development area by the City of Sedalia Master Plan. Urban Residential development allows for medium and high-density residential patterns which include a variety of housing styles such as townhomes, duplexes, single-family residential, flats and apartment homes at a density of 7-10 units per acre. Urban Development neighborhoods may be stand-alone or more commonly found within or adjacent to mixed-use districts. Rezoning to C-3 Commercial would not be consistent with the planned future development of this neighborhood as Urban Development.

**Staff Recommendation:** Staff recommends the application for rezoning from C-1 Local Business to C-3 Commercial District not receive a favorable recommendation.

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

August 30, 2016