

**Minutes of Meeting  
Belton Planning Commission  
City Hall Annex, 520 Main Street  
January 16, 2024**

<https://www.youtube.com/watch?v=8ncKRZ73j4>

**CALL TO ORDER**

Chairman MacPherson called the meeting to order at 6:00 p.m.

**ATTENDANCE**

*Commission:* Chairman MacPherson, Mayor Larkey, Sr., Commissioners Tim McDonough, Donald Walton, Jared Wilson, and Marsha Vest

*Absent:* Councilmember Pryan, and Commissioner Kelly Monaghan-Bass

*Staff:* Matt Wright, Community Development Director; Madison Rust, Development Technician; Haden Mattke, City Engineer; and Chris Beal, Fire Marshal

*Guest(s):* Bryan Rahn, Ward Development, 1120 NW Eagle Ridge Blvd, Grain Valley, MO 64029

**MINUTES**

Commissioner Walton moved to approve the January 2, 2024, Planning Commission meeting minutes. Commissioner Wilson seconded the motion. All other members present voted in favor and the motion carried.

**NON-PUBLIC HEARING** – FP-2023-06: Application for a Final Plat for Autumn Ridge 5<sup>th</sup> Plat, a 57-lot-single-family subdivision, located west of Autumn Ridge 4<sup>th</sup> Plat and east of Emerson Park 2<sup>nd</sup> Plat. (Presented by Matt Wright, Community Development Director)

Mr. Wright, Community Development Director, gave an overview of the staff report.

Mayor Larkey, Sr. made a motion to approve the application for a Final Plat for Autumn Ridge 5<sup>th</sup> Plat, a 57-lot-single-family subdivision, located west of Autumn Ridge 4<sup>th</sup> Plat and east of Emerson Park 2<sup>nd</sup> Plat.

The recommendation for approval is subject to the following conditions:

1. The Final Plat for Autumn Ridge 5<sup>th</sup> Plat by Boundary & Construction Surveying, Inc. is approved as submitted.
2. The Final Plat shall be recorded within one year of City Council approval or the approval of the Plat shall be considered null and void.
3. A chicane along Sycamore Dr. is required to be added to the construction plans prior to final building permit issuance and installed with the public improvements.

The motion was seconded by Commissioner Walton. When a vote was taken, the following was recorded:  
Ayes: 6 – Chairman MacPherson, Mayor Larkey, Sr., Commissioners Tim McDonough, Donald Walton, Jared Wilson, and Marsha Vest

Noes: 0

Absent: 2 – Councilmember Pryan and Commissioner Kelly Monaghan-Bass

The motion carries and will be forwarded to City Council for final approval.

#### COMPREHENSIVE PLAN UPDATE

- Staff is continuing to review preliminary drafts of the plan that have been provided and holding bi-weekly meetings with Confluence, Inc. Some of those drafts, along with the sub area plans, will be discussed and reviewed at the next Steering Committee meeting that is scheduled for Monday, February 5, 2024.

#### DIRECTOR'S REPORT

- RJ Warren has submitted his resignation for the Planning Commission. There is a new Commissioner up for appointment at the City Council meeting on Tuesday, January 23, 2024.
- There are several items on the agenda for Tuesday, February 6, 2024. A public hearing for the Sheriff's Annex development, as well as Unified Development Code text amendments. Additionally, there are two Final Development Plans, one for U-Haul Storage and Moving facility on Cornerstone Dr, and the other for Chief Storage, an indoor boat and RV storage facility on 173<sup>rd</sup> St near the water tower.

**NEXT MEETING DATE:** Tuesday, February 6, 2024

#### ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Commissioner Walton. All voted in favor, and the meeting adjourned at 6:10 P.M.

Citizens are encouraged to email [planning@belton.org](mailto:planning@belton.org) if they have questions regarding development projects or current or past Planning Commission agenda items.

Helpful links:

[Upcoming Public Hearings](#)

[Current Development Projects Map](#)



Madison Rust, Development Technician



Community Dev. Director



Tom MacPherson, Chairman