

**Minutes of Meeting
Belton Planning Commission
City Hall Annex, 520 Main Street
February 6, 2024**

<https://www.youtube.com/watch?v=izDoZ7e04jU>

CALL TO ORDER

Chairman MacPherson called the meeting to order at 6:00 p.m. Chairman MacPherson welcomed Commissioner Cindy Crate to the Planning Commission.

ATTENDANCE

Commission: Chairman MacPherson, Mayor Larkey, Sr., Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, Jared Wilson, Kelly Monaghan-Bass, and Cindy Crate

Absent: None

Staff: Matt Wright, Community Development Director; Jenna Fernandez, City Planner; Haden Mattke, City Engineer; and Chris Beal, Fire Marshal

MINUTES

Commissioner Walton moved to approve the January 16, 2024, Planning Commission meeting minutes. Councilmember Pryan seconded the motion. All other members present voted in favor and the motion carried.

PUBLIC HEARING – PDP-2023-05: Application for a Preliminary Development Plan for the development of a Cass County Sheriff's office, group living facility, and commercial pad sites for property generally located near the southwest corner of N. Scott Avenue and 155th Street. (Presented by Jenna Fernandez, City Planner)

Chairman MacPherson opened the public hearing at 6:01 P.M.

Jenna Fernandez, City Planner, gave an overview of the staff report.

Public Hearing Comments:

Joseph Klaus, 231 E. County Line Rd./155th St., Belton, MO, had questions about the ownership of the commercial pad sites and was particularly concerned about the ownership of the hotel site. Mr. Klaus was concerned about the state of the former Welcome Inn on the site.

There was no additional testimony for the public hearing and Chairman MacPherson closed the public hearing at 6:09 P.M.

Mayor Larkey was concerned about reducing the parking on the Sheriff's office site. Staff clarified that the condition requires either a 20% reduction in the parking count or a parking analysis to justify the proposed number of parking spaces. Either would be acceptable to staff.

Commissioner McDonough asked for clarification on the setback reduction for the restaurant site. Staff stated that the restaurant site is preliminary and that the setback could be modified with the Final Development Plan.

Mayor Larkey made a motion to approve the application for the Preliminary Development Plan.

The motion was seconded by Commissioner Walton. When a vote was taken, the following was recorded:
Ayes: 8 – Chairman MacPherson, Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, Jared Wilson, Kelly Monaghan-Bass, and Cindy Crate

Noes: 0

Absent: 0

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

PUBLIC HEARING – UDC-2024-01: Request to consider text amendments to the Unified Development Code (UDC) related to group living zoning and use standards; rooftop, building-mounted, and ground-mounted screening standards; and marijuana facility buffer standards. (Presented by Matt Wright, Community Development Director)

Chairman MacPherson opened the public hearing at 6:13 P.M.

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

Public Hearing Comments:

Boston Dickerson, 428 E. 71st Terr., Kansas City, MO, has been interested in locating a marijuana dispensary in Belton for a few years, however, with the current 1,000' separation requirement in removes about 60% of commercial real estate in Belton. They have 3 potential locations that they're interested in in Belton and their preferred site is just under 750' from a church on 58 Hwy. east of I-49. They believe that reducing this separation distance will help the community by increasing tax revenues.

There was no additional testimony for the public hearing and Chairman MacPherson closed the public hearing at 6:25 P.M.

Commissioner Wilson asked for clarification on the zoning standards for marijuana facilities. Matt Wright stated that dispensaries need to be zoned C-2 (General Commercial) and manufacturing or cultivation facilities to be zoned M-1 (Light Industrial). Commissioner Wilson asked if there was a process to review each dispensary case by case to reduce the separation distance. Matt Wright responded that to avoid any legal issues, it is advised to treat all facilities equally which is why reducing the separation for all is a better solution than reducing them on a case by case basis.

Commissioner Wilson made a motion to approve the application for the Unified Development Code Text Amendments.

The motion was seconded by Commissioner Walton. When a vote was taken, the following was recorded:
Ayes: 8 – Chairman MacPherson, Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, Jared Wilson, Kelly Monaghan-Bass, and Cindy Crate

Noes: 0

Absent: 0

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

NON-PUBLIC HEARING – PP-2023-05: Application for a Preliminary Plat for *Cass County Sheriff's Office Complex*, a proposed 4-lot and 1-tract commercial subdivision on 8.00 +/- acres, generally located near the southwest corner of N. Scott Avenue and 155th Street. (Presented by Jenna Fernandez, City Planner)

Jenna Fernandez, City Planner, stated that there was not any additional information than what had been presented with the Preliminary Development Plan presentation.

Mayor Larkey made a motion to approve the application for the Preliminary Plat.

The motion was seconded by Commissioner Walton. When a vote was taken, the following was recorded:
Ayes: 8 – Chairman MacPherson, Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, Jared Wilson, Kelly Monaghan-Bass, and Cindy Crate

Noes: 0

Absent: 0

The motion carries.

NON-PUBLIC HEARING – FDP-2024-01: Application for a Final Development Plan for Chief Storage, a proposed self-storage facility located at 1901 E. 173rd Street/Cunningham Parkway. (Presented by Jenna Fernandez, City Planner)

Jenna Fernandez, City Planner, gave an overview of the staff report.

Applicant: Keegan Amos, Davidson Architecture & Engineering, 4301 Indian Creek Pkwy., Overland Park, KS, stated that they agreed with the staff conditions.

Commissioner Monaghan-Bass made a motion to approve the application for the Final Development Plan.

The motion was seconded by Councilmember Pryan. When a vote was taken, the following was recorded:
Ayes: 8 – Chairman MacPherson, Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, Jared Wilson, Kelly Monaghan-Bass, and Cindy Crate

Noes: 0

Absent: 0

The motion carries.

NON-PUBLIC HEARING – FP-2024-02: Application for a Final Development Plan for U-Haul Moving & Storage facility, a proposed self-storage and vehicle rental facility located at 16310 & 16350 Cornerstone Drive. (Presented by Jenna Fernandez, City Planner)

Jenna Fernandez, City Planner, gave an overview of the staff report.

Mayor Larkey made a motion to approve the application for the Final Development Plan.

The motion was seconded by Councilmember Pryan. When a vote was taken, the following was recorded:
Ayes: 8 – Chairman MacPherson, Councilmember Pryan, Commissioners Tim McDonough, Donald Walton, Jared Wilson, Kelly Monaghan-Bass, and Cindy Crate

Noes: 0

Absent: 0

COMPREHENSIVE PLAN UPDATE

- The Steering Committee met on Monday, February 5, 2024 for a short meeting to review the overall themes of the Comprehensive Plan. The next meeting will focus on the Future Land Use Map and Subareas.

DIRECTOR'S REPORT

NEXT MEETING DATE: Matt Wright stated that there was no business for Tuesday, February 20, 2024 and that meeting would be cancelled. The next meeting will be on Tuesday, March 5, 2024.

ADJOURNMENT

Commissioner McDonough moved to adjourn the meeting. The motion was seconded by Councilmember Walton. All voted in favor, and the meeting adjourned at 6:45 P.M.

Citizens are encouraged to email 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](#)



Matt Wright, Community Development Director



Tom MacPherson, Chairman