



# Town of Sedalia

## Planning Board Meeting / Town Hall

### November 16, 2023 / 7:00 PM

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### Minutes

**Call to Order:** Meeting was called to order at 7:00 pm by Planning Board Vice-Chair Marian Jeffries.

**Prayer and Meditation:** Time was allotted for a moment of silence.

**Pledge of Allegiance:** Time was allotted for Pledge of Allegiance.

**Roll Call:** Members present included Marian Jeffries (Vice-Chair), Robert Jones, Alfred Walker, Brenda Walker, and Jay Riehle (alternate). Jay Riehle was seated on the board for the meeting.

**Absent:** Rory Richmond

**A. MOTION** to approve the agenda was made by Planning Board member Walker and seconded by Planning Board alternate member Riehle. Motion carried.

**B. MOTION** to approve the minutes from the October meeting was made by Planning Board alternate member Riehle and seconded by Planning Board member Jones. Motion carried.

### **C. Guests/Reports/Discussions:**

#### **I. Sedalia Collector Street Plan – Continue Mapping for Submission to Town Council**

Vice-Chair Jeffries stated the Planning Board reviewed the Sedalia Thoroughfare and Collector Street Plan a couple months ago and submitted a recommendation to the Council. The Council did not approve the plan as submitted and asked the Planning Board to submit alternative routes for the collector streets. She added the Planning Board developed some alternatives at a previous meeting. It was suggested the proposed alternatives should be located outside of the town boundaries. Planning Board member Jones asked if the town would be isolated by locating the streets outside of the town boundaries since one of the purposes of the collector streets is to allow travel into or out of the town. Vice-Chair Jeffries responded if a development occurs, then all the traffic will come through the town, but it is something that needs to be considered.

Planning Board alternate member Riehle commented letters were sent to residents that would be affected by the proposed construction of the collector streets asking for their comments. Planning Board member Jones responded it is difficult to make decisions based on the comments submitted by only four residents. Planning Board member B. Walker asked if there are residents living at the properties where the letters were sent. Planning Board alternate member Riehle commented there are several properties that are vacant

with the owners living out of town, some are owned by heirs, and others may have renters. It is unclear how many properties have the owner living on the property. Vice-Chair Jeffries noted the proposed plan is the same as it was in 2005 and none of the proposed streets have been constructed; however, there now is more interest in development within the town.

The Planning Board proposed alternatives that were located outside of the Town's boundaries for the proposed collector streets between Creek Lane and Painter Lakes Road and Simmons Lake Road and Knox Road, and for the proposed throughfare street Rock Creek Dairy Extension. The proposed collector street between Rockhurst Drive and Grand Oaks Drive was removed. Vice-Chair Jeffries will submit the Planning Board's proposed alternatives to the Town Council.

## **II. Nuisance Vegetation Ordinance**

Vice-Chair Jeffries stated that Councilman Sharpe submitted several suggestions regarding the nuisance vegetation ordinance and an updated draft has been submitted. Planning Board alternate member Riehle commented the ordinance should not be too restrictive and should apply only to what is visible to the public. Planning Board member Jones commented it is expensive to keep a property clean and maybe owners should only keep clean what people can see. Vice-Chair Jeffries commented the ordinance should be kept simple.

The Planning Board reviewed each section of the ordinance. Generally, the Planning Board supported the recommended changes. It was noted if a property owner cannot be contacted to maintain the buffer, then Town may need to maintain the buffer. Planning Board member A. Walker commented that neighbors should be able to work it out. Planning Board alternate member Riehle noted there may be some residents that do not have the physical or financial resources to do the needed work and he hopes the Town will work with those residents. Also, there was discussion regarding whether the code enforcement officer should contact someone on the Planning Board to determine whether there has been a complaint before issuing a notice of violation. The Planning Board recommended adding the following sentence to the beginning of the ordinance: This ordinance pertains to lots or tracts where the issue is visible to the public.

## **III. Flood Damage Prevention Ordinance**

Vice-Chair Jeffries stated the Planning Board started to review the draft Flood Damage Prevention Ordinance at the previous meeting. The Planning Board offered the following recommendations:

Keep the definitions for "Area of Shallow Flooding", "Area of Future Condition Flood Hazard", "Non-Conversion Agreement", and the optional text for "Tiny Homes/Houses".

For the "Reference Level" definition it was noted if community wants the higher standard than include higher standard definition, if not, then delete it and keep the definition as it is.

For the definitions "Flood Boundary Floodway Map (FBIM)" and "Flood Hazard Boundary Map (FHBM)", if the community adopts the FIRM maps, then delete the definitions, if not, then keep them.

For the definition “Regulation Flood Protection Ordinance” change it to the state recommended “4 feet”

For the definition “Substantial Damage” keep the optional text.

The Planning Board finished their review on page 21.

**D. Citizens Comment**

\*Robert Jones, 6508 Rolling Acres Drive, commented there is 6-to-8-foot trailer with flat tires and junk on it parked on the side of Rolling Acres Drive. He added the person may be renting the house and not aware that this is an issue. He asked to have the code enforcement officer investigate it. Vice-Chair Jeffries asked if the code enforcement officer is here two- or three-days week. There were some concerns expressed that the code enforcement officer does not have adequate time to cover the issues in town.

**E. Announcements**

All regular scheduled meetings are held at the Sedalia Town Hall and begin at 7:00 pm.

- The Town Hall will be closed for Thanksgiving on November 23<sup>rd</sup> and 24<sup>th</sup>.
- The next Town Council Agenda meeting will be held on November 27<sup>th</sup>.
- The next Town Council meeting will be held on December 4<sup>th</sup>.
- The next Planning Board meeting will be held on December 21<sup>st</sup>.

The Planning Board decided to cancel its meeting on December 21<sup>st</sup>.

Meeting adjourned.

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Marian Jeffries, Vice-Chair

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Date