City of Truesdale, Missouri

Planning and Zoning Commission

109 Pinckney Street

Truesdale, MO 63380

Meeting Minutes

March 19, 2025

1. **Pledge of Allegiance**
2. **Call to Order**: Meeting was called to order by Chairman Smith at 6:00 p.m.
3. **Roll Call:**
4. **Planning and Zoning Members Present:** Chairman Smith, Co-Chairman Riehl, Commissioner Bachamp, Commissioner Burke, Commissioner Dixon, Commissioner Wortham, and Commissioner Jaouni, Commissioner Leftholz came in late, Commissioner McCurdy.
5. **Planning and Zoning Members Absent:** Secretary Hartley
6. **City Staff Members:** none

4. **Approval of Agenda:** Co-Chairman Riehl made a motion to approve the agenda, seconded by Commissioner McCurdy. All ayes, motion passed.

5. **Approval of Minutes:** Co-Chairman Riehl made a motion to approve the minutes from February 24, 2025, seconded by Commissioner McCurdy. All ayes, motion passed.

6. **Citizen Comments:**

**a.**  Discussion: Robert Fry (Vice President of operations at Clarkson Construction) gave an update on the 16 acre plot on east Veteran’s Memorial Parkway. They had to hire Cochran Engineering to do a survey for just the 16-acre site and they must have an environmental assessment done. That assessment has been made, and the report is being written and is going to take about two weeks to finish the report. Robert stated he is letting us know because they are leasing the property on a month-to-month basis until they can purchase the property. Hopefully the closing date will be mid-April. Robert stated that he still owes a site plan to the City Engineer, but he cannot do that until he owns the land, they cannot take down or put up anything permanent until he owns the land. Examples of this would be castle tower. They are, however, putting up a temporary office trailer and they need a place to hire people and to bring their equipment. The Clarkson Company again is doing all the work on Highway 70 in Warren County, adding an additional lane in each direction. They will start on April 6, 2025, on a Sunday night they will start milling the inside four-foot shoulder to remove the Rumler strip because they must shove traffic to the inside and set barrier down and right outside of the existing, we will start our construction there. They are building everything to the median on I-70 in doing so the median will take most of the widening eliminating the right of away purchases from the state. Robert gave us two handouts. The first one was an Ariel map of the site showing where the temporary trailer where going to sit north of the existing building. The second one is a survey of the site the official survey that Cochran did for them of the 16 acres that Clarkson will own. The last one was a layout of the building. They cannot get in there and do anything until the purchase is done. This last handout also shown how the layout of the offices and equipment building would be. Chairman Smith asked if the planned on putting up a sign on the property, Robert stated that they have planned to do that. Co Chairman Riehl asked what the hold was up on the purchasing of the property and Robert stated that the environmental study to make sure there are no contaminants in the soil before purchasing the property. Robert stated that Jessica Schanuel, his realtor, told him that this practice is very common in commercial property. Co Chairman Riehl asked if the current owner was going to remove the castle for him, Robert stated that the container all have holes in them and are only good for junk and he will remove them.

Robert stated that last time he was here we spoke about the property and if you look on the handout you will see where they will be putting their permanent fence, they will put lighting where the parking lot is going to be, also discuss an earth berm on the south part of the property to block it off from Heritage Hills Subdivision, then cleaning of the ditch between their property and Heritage Hills one of his guys looked at it and said it was a mess and they will clean all the stuff in the ditch and get it drain to the east properly. Robert stated that they would also figure out the Hike and Bike trail but wanted to know how to work this out. They will put their fence further to the north to keep room for the trail. The temporary trailer will be moved off site when the offices are built. Robert stated that it would take a six-month time frame to get the office built. Commissioner Jaouni asked for more pictures of their equipment lots look like and pictures of your offices and what will it look like from Highway 70 with the other 14 acres possible being more retail and is your site going to look more like a construction site. She also wanted to know do you have any other sites that are located so close to a subdivision. Robert was nothing permanent like this and stayed until he moved here. Co Chairman Riehl stated that Commissioner Jaouni was wanting to know if this was going to be all construction looking like Wright City and Co-Chairman Riehl stated that their office would be up front and the equipment in back where it would be seen by Heritage Hills. Co Chairman stated they would be a union company and would bring many opportunities to our area. She stated that at least Clarkson is willing to listen to us verse what happened the last time. Commissioner McCurdy stated that this area is a hot spot for future activity. Chairman Smith asked is Brewster going to take some of the shaving and milling and us in the lot. Robert stated that he would like to use what he can from the job. He also stated that they will move stuff in and out of there as Phase work. He stated they are trying to make an access road to not keep going all the way to VI dock. Hauling in and out at night but no crushing at night. Commissioner Jaouni asked how many employees would they have at this location? Right now, out of Kansas City the have 400 to 450 but some of the specialty jobs you can not hire elsewhere. He has made a deal with Kienstra Ready Mix to buy his concrete from them. Commissioner Wortham asked about who would be doing the work on the back of the property, she stated that certain types of plants and trees would help with the noise, dust and light. There is no plan yet, but I think that mor evergreens trees would stay green most of the year and the Heritage Hills would not have to look at that site year-round. He stated that the new subdivision in Kansas City plants lots of soft trees that grow fast, and the first strong wind blows over. He plans on using dirt to build up the berm and not rock so stuff will grow. Commissioner Worthman aske with the walking trail then who would assume the responsibility would it be the city. Chairman Smith spoke with Steven and some of the Alderman and the city would assume the responsibility of the trail. Commissioner Leftholz asked how high the berm would be? Chairman Smith stated depends on when he shoots his final grade. She also asked about whether we can get it in writing that the trail is the City’s responsibility. Commissioner Bachamp stated that it would be part of the City’s Active Transportation Plan, and it would be the city’s responsibility as per that plan. Robert asked if we wanted it tied into the little street that. Discuss was made that he would make the trial up to Eagle active. Even if he had to cut down some trees. Chairman Smith asked if there was anything else Robert stated not at this time. Chairman Smith stated that if he needed anything to call and ask. Robert stated the same for his company, then Commissioner Leftholz gave him a sponsorship form for Railroad Days Summerfest.

Discussion of subdividing parcel at 1700 East Veteran’s Memorial Parkway. Chairman Smith stated he thought the subdividing parcel was for smaller businesses to purchase. Chairman Smith stated the last part of that parcel was like a swamp and would more than likely stay a swamp. Chairman Smith stated that if divide there needs to be added access to the properties from the service road. Chairman Smith stated his feeling is that the owner needs to sell it. Dividing the property would not give a business a spot big enough for a supply truck to turn around. Commissioner Bachamp stated that Clarkson stated that later down the line they would like to purchase that acreage to expand. Commissioner Riehl stated that now everyone who would purchase that land would have to do an environmental survey as well. Commissioner Bachamp stated that nothing is being voted on because nothing has been submitted at this time, this is him informing us of what he wants to do. What do we suggest that he does to this property to sell. Commissioner Leftholz stated that as a realtor this is wasted land, and no one would do all that testing and come back for those small parcels. Discussion went on concerning parcel sizes and how big a general commercial lot needs to be. Chairman Smith stated if the owner wanted to divide the land into two parcels depending on how it is divided for instant a car dealership, a bakery, etc. If he leaves it divided into 7 parcels it would be just a little building everywhere. Commissioner Leftholz stated there already is a little building there a little shack there. Commissioner Riehl stated if he really wanted to discuss this matter than he should have been here at the meeting to discuss this. Chairman Smith stated that to develop that area you are having to do about a 40-foot wall behind the homes back there. Commissioner Wortham stated that if someone purchases that small of a parcel, they would be able to afford to develop that parcel. Chairman Smith stated that he would consider the owner dividing the land in two parcels and that is it. It could be a dollar general type store or maybe a car dealership. Commissioner Bachamp stated it needed to be divided in half 7 acres each and not 12 and 2 acres. Chairman Smith stated that it was an attempted to sell to residential buyers. Commissioner Bachamp stated that we are not voting on anything, nothing has been submitted he just wanted to know if the board would even consider passing something like this. Commissioner Riehl stated we need to tell him that we would not even consider this at all he needed to be here to answer questions the board had. More information is needed. Chairman Smith stated the owner needs to come here in front of the planning board.

**4.No staff Reports:**

**5. Previous Business:** No previous business to discuss.

**6. New Business:** No new business to discuss

**7. Tentative Next Meeting:** April 16, 2025, at 6:00 p.m.

**8.Adjourn:** With no previous or new business Chairman Smith called for meeting to adjourn. Commissioner Leftholz motioned to adjourn the meeting second by Commissioner McCurdy second. Motion passed with all yes at 7:15pm.

*Approved by City of Truesdale Planning and Zoning Commission*

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Don Smith, Planning and Zoning Chairman Date

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Missy Bachamp, Commissioner Date

8. Previous Business: No previous matters to discuss.

9. New Business: No new matters to discuss

10. Tentative Next Meeting: M

8. Previous Business: No previous matters to discuss.

9. New Business: No new matters to discuss

10. Tentative Next Meeting: M

8. Previous Business: No previous matters to discuss.

9. New Business: No new matters to discuss

10. Tentative Next Meeting: M

8. Previous Business: No previous matters to discuss.

9. New Business: No new matters to discuss

10. Tentative Next Meeting: M