

RESOLUTION 2009-7

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI APPROVING SPECIAL USE PERMIT #SUP-2008-01 FOR THE EXPANSION TO AN EXISTING ELECTRIC SUBSTATION LOCATED OFF 203RD STREET

WHEREAS, the applicant, Kansas City Power and Light Greater Missouri Operations Company, has submitted a Special Use Permit, a public utility; and,

WHEREAS, the Peculiar Planning and Zoning Commission reviewed the Special Use Permit at their January 8, 2009 regular meeting and has recommended approval to the Board of Aldermen; and

WHEREAS, the establishment, operation, and maintenance of the uses and buildings or structures is consistent with all zoning standards, regulations, and restrictions applicable to the property; and

WHEREAS, the establishment, maintenance, and operation of the proposed uses and buildings or structures will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City; and

WHEREAS, the Special Use Permit will meet the requirements of the applicable ordinances of the City of Peculiar once the following conditions listed below are satisfactorily resolved by the property owner.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF PECULIAR, MISSOURI

Section 1. The proposed Special Use Permit #SUP-2008-01 located off 203rd Street is hereby approved and accepted by the City of Peculiar with stipulation that the following conditions are resolved by the property owner:

Conditions:

1. The applicant shall repair 203rd Street, as described in the City Engineer's letter dated November 20, 2008. Once the repairs are performed and accepted by the City Engineer and the Mt. Pleasant Special Road District, the applicant's obligations under this condition shall cease.

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Exhibit No. EA-2009-0018
Case No(s) EA-2009-0018
Date 2-19-09 Rptr JK

2. The applicant shall chip and seal the access driveway on the 55-acre parcel, from 203rd Street to the substation fence, including any required parking area.
3. The applicant shall implement a landscape plan including planted screening, to be developed with the assistance of the Missouri Department of Conservation and in compliance with applicable safety regulations. Said Plan shall be approved by the City Planner.
4. The applicant shall implement a storm water management plan submitted with the Special Use Permit application. Implementation will be to the satisfaction of the City Engineer and after consultation with a neighboring property owner (Bockelman) located to the west of the property.
5. Any future development permits shall be in substantial conformance with the approved site plan and associated documents. If modifications are made in the future, city reserves the right to review and determine if the new plans are in substantial conformance, and, if not, the applicant may be required to re-apply for a modification to the approved plans.
6. This Special Use Permit shall expire one (1) year from the effective date of the Resolution if the above conditions are not satisfactorily addressed.

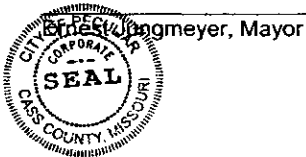
Section 2. Effective Date. The effective date of this Resolution shall be 3rd day of February, 2009.

Upon a roll call, said Resolution was adopted by the following vote:

Alderman Antonides	Yea	Alderman Roberts	Yea
Alderman Bates	Absent	Alderman Smith	Yea
Alderman Norman	Yea	Alderman Stark	Yea

APPROVED:





ATTEST:


Teresa Emanuel, City Clerk