



PO Box 348 • Sunrise Beach, MO 65079 • PH (573)374-8782 • www.sunrisebeachmo.gov

PLANNING AND ZONING COMMISSION MEETING

Monday, February 5, 2024

6:00 P.M.

Sunrise Beach City Hall, 16537 N Highway 5

This meeting is open to the public.

AGENDA

1. Call to Order (Pledge of Allegiance)
2. Roll Call
3. Public Hearings. The Commission will conduct public hearings to receive citizen comment on the following proposals:
 - a. **Map Amendment (Rezoning) 1:** Camden County Parcel ID: 002+02-7.0-35.0-000.0-000-036.000. The property is located at the northwest intersection of Beachwood Drive and Rock Harbor Road and is approximately 4.36 acres m/l. The applicant is seeking rezoning of this parcel from R-1 Single Family residential to R-2 Medium family residential, for purposes of constructing a two-family residential structure (duplex) on the property. Darren Trunck, applicant.
 - b. **Map Amendment (Rezoning) 2:** Camden County Parcel ID: 002+02-7.0-35.0-000.0-000-037.001. The property is located at the northeast intersection of Beachwood Drive and Old Sunrise Acres Road and is approximately 20.03 acres m/l. The applicant is seeking rezoning of this parcel from R-1 Single Family residential to R-2 Medium family residential, for purposes of constructing a two-family residential structure (duplex) on the property. Darren Trunck, applicant.
4. Subdivision proposal
 - a. **Trunck Subdivision.** Applicant is proposing to create a four-lot subdivision on property located at the northeast intersection of Beachwood Drive and Old Sunrise Acres Road. Darren Trunck, applicant.
5. Commission review / recommendations
 - a. Map Amendment 1 (4.36 acres)
 - b. Map Amendment 2 (20.03 acres)
 - c. Subdivision proposal, Trunck Subdivision
6. City Manager report
 - a. Zoning Map update
 - b. Comprehensive Plan update
 - c. Zoning and Land Subdivision regulations update
7. Miscellaneous items / reports

8. Adjourn

The Planning and Zoning Commission will consider and act upon the matters listed above and such others as may be presented at the meeting and determined to be appropriate for discussion at that time. Individuals who require an accommodation to attend a meeting should contact City Hall (573-374-8782) at least twenty-four hours in advance.

Posted: _____
Date and time

By: _____
Dalia Shamburg, P-Z Secretary



Village of Sunrise Beach, MO PO Box 348 • Sunrise Beach, Missouri 65079 • PH (573)374-8782 •
www.sunrisebeachmo.gov

January 17, 2024

NOTICE OF PUBLIC HEARING SUNRISE BEACH PLANNING AND ZONING COMMISSION

Notice is hereby given that the Village of Sunrise Beach Planning and Zoning Commission will conduct a public hearing on Monday, February 5 at 6 p.m. at Sunrise Beach City Hall, 16537 N. Highway 5, Sunrise Beach MO 65079 to hear comments on the following proposals:

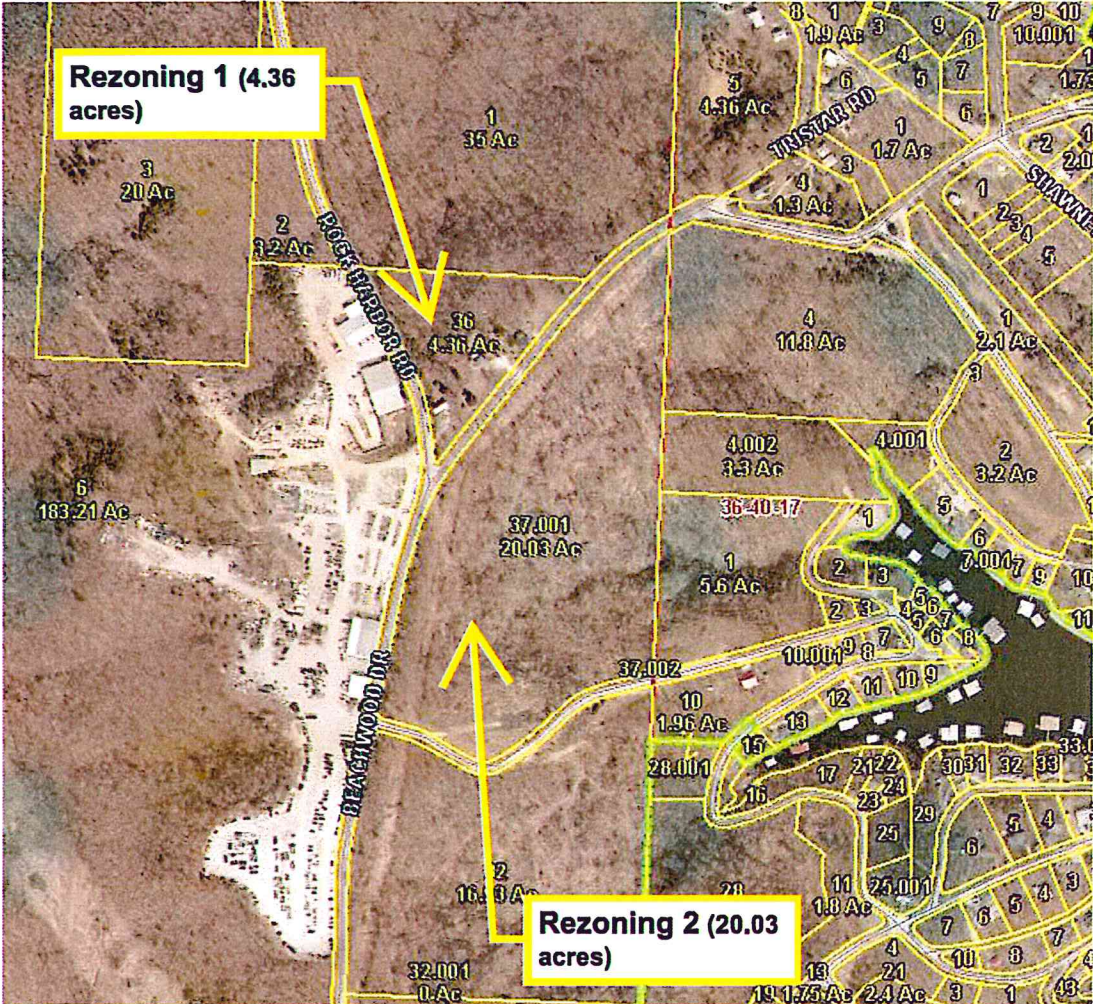
Map Amendment (Rezoning) 1: Camden County Parcel ID: 002+02-7.0-35.0-000.0-000-036.000. The property is located at the northwest intersection of Beachwood Drive and Rock Harbor Road and is approximately 4.36 acres m/l. The applicant is seeking rezoning of this parcel from R-1 Single Family residential to R-2 Medium family residential, for purposes of constructing a two-family residential structure (duplex) on the property. Darren Trunck, applicant.

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Citizens are invited to comment on this proposal at the specified date and time. Copies of the proposal are available for inspection at Sunrise Beach City Hall during regular business hours and on the City website, www.sunrisebeachmo.gov. Anyone needing accommodations for this meeting should contact Sunrise Beach City Hall, 573-374-8782, at least one day in advance of the meeting.

Publish in the Lake Sun Leader, Friday, January 19, 2024
By: Steve Roth, City Manager / Zoning Officer

Darren Trunck rezoning exhibit



Village of Sunrise Beach
Planning and Zoning

Application for Map Amendment (Rezoning)

Applicant name: Darren Trunck
Address: 801 Pioneer Rd Reinbeck, IA 50669 20.1 Acres
Phone: 319 239 9297
Email: dtrunck@gmail.com
Address of subject property: TBD Sunrise Acres Road
Parcel ID: 02-7.0-35.0-000.0-000-037.001
Section 35 Township 40 North, Range 17 West

Please attach legal description / survey / plat or other information identifying the property.

Current Zoning R1 Current Land Use _____
Proposed Zoning R2 Proposed Land Use Duplex

The undersigned hereby states that they are the legal owner(s) or have a financial or contractual interest in the real estate described above.

Darren Trunck [Signature] 12-29-23
Type or print name Signature and date

Type or print name Signature and date

Type or print name Signature and date

A non-refundable application fee of \$500 shall be provided at the time of application. The City reserves the right to require additional information be provided as a condition of application.

Rezoning applications require public hearing before the Planning and Zoning Commission; notice of publication in a local newspaper; and mailed notices to all property owners located within 185 feet of the property subject to rezoning. All application materials shall be considered open public documents and may be made available to the public as part of the rezoning process.

Application review

The undersigned hereby finds the application to be complete and the hearing date has been set for 2-5-24, 6pm
Date and time

[Signature]
Authorized official

Village of Sunrise Beach Planning and Zoning

Application for Map Amendment (Rezoning)

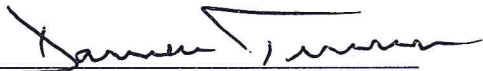
Applicant name: Darren Truick
Address: 801 Pioneer Rd Reinbeck, IA 50669
Phone: 319 239 9297
Email: dtruick@gmail.com
Address of subject property: 1103 Beachwood / 52 Rock Harbor
Parcel ID: N 1/2 SE W Sunrise Beach Rd 4.36 Acres

Please attach legal description / survey / plat or other information identifying the property.

Current Zoning	<u>R1</u>	Current Land Use	<u>Ranch Horse</u>
Proposed Zoning	<u>R2</u>	Proposed Land Use	<u>Surveying lot to Add Duplex</u>

The undersigned hereby states that they are the legal owner(s) or have a financial or contractual interest in the real estate described above.

Darren Truick
Type or print name


Signature and date

Type or print name

Signature and date

Type or print name

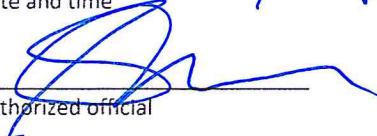
Signature and date

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Application review

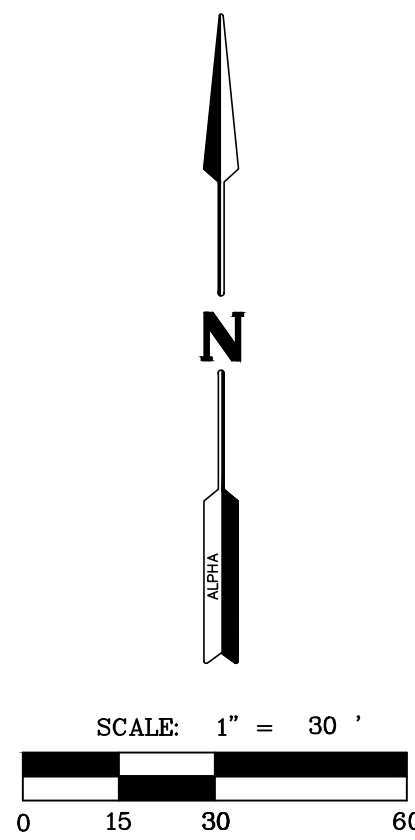
The undersigned hereby finds the application to be complete and the hearing date has been set for 2.5.27, 6 pm
Date and time


Authorized official

TRUNCK SUBDIVISION PT. NE 1/4 SEC. 35, T 40 N, R 17 W CAMDEN CO., MO

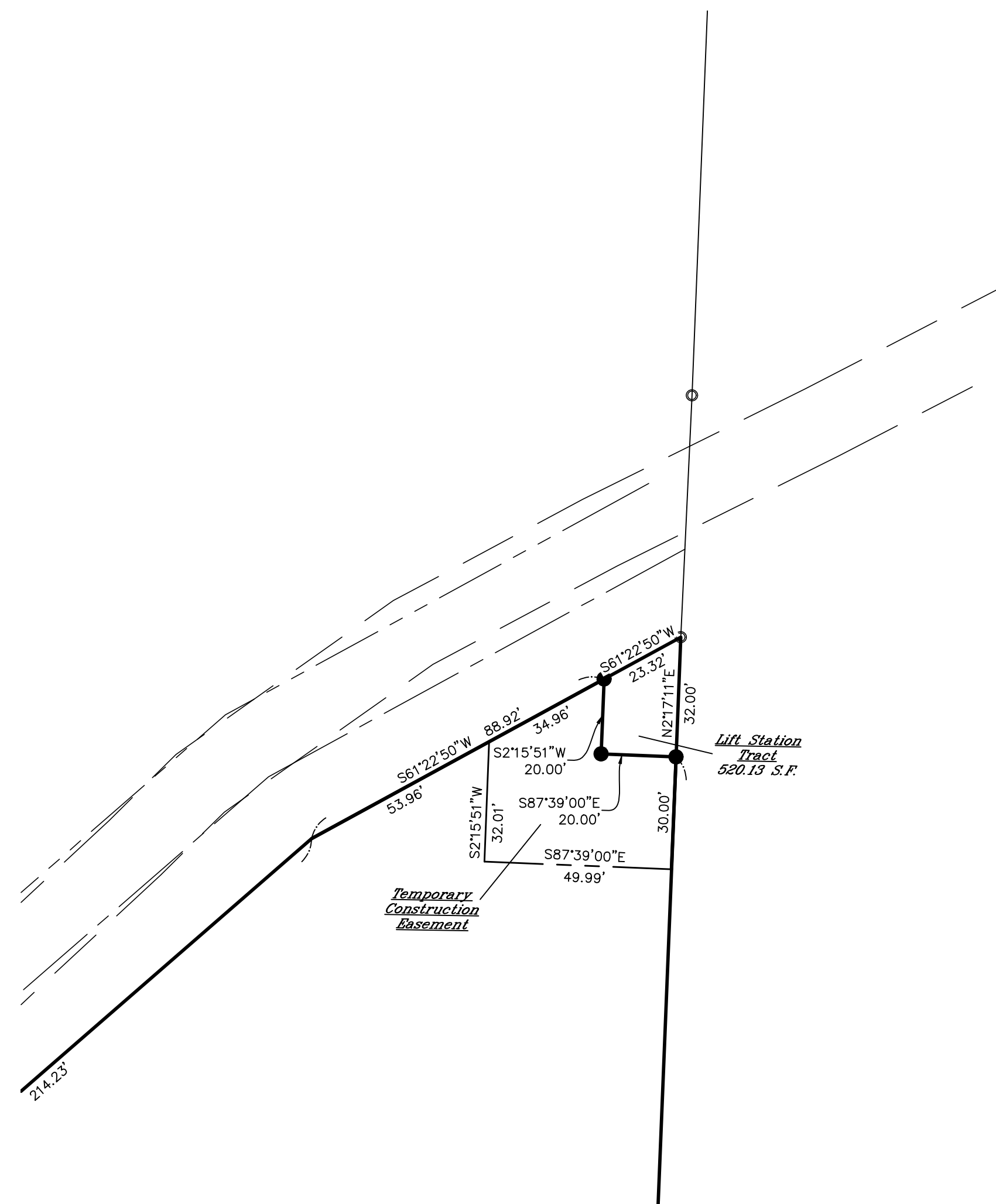
Notes:

1. Date of field work: December, 2023.
2. The Professional Land Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence or any other facts that an accurate and current title search may disclose. There may exist other documents of record or not of record that may affect this surveyed parcel.
3. The property owner names and recorded deed information were obtained from the County Recorder and/or County Assessor Office and are considered to be current. The Professional Land Surveyor makes no guarantees to the correctness of the deed or the current status of property ownership.
4. Bearings are based on MO State Plane Coordinates.
5. Book and Page Numbers and Document Numbers refer to the Records of Camden County, MO.



Legend:

- Found Monument (As noted)
- Found Rebar (1/2", Except as Noted)
- Set Rebar (1/2", Except as Noted)
- Right Of Way Marker
- Right of Way Line
- Center Line
- Deed Line
- Section Line



CAD File: 23-10281-B	Field Crew: SC
Drawn By: CCS	Approved By: RFA
This drawing and the details on it are the sole property of the Surveyor and may be used for this specific project only. It shall not be loaned, copied, or reproduced, in whole or in part, or for any other purpose or project without the written consent of the Surveyor.	
Alpha Engineering & Surveying, LLC 3048 Hwy. 53 Eldon, MO 65026 (573) 392-3312 Civil & Structural Engineering Land Surveying Environmental Materials Testing	
ALPHA ENGINEERING & SURVEYING, LLC. MO State Certificates of Authority: LS - 2023034755 E - 2023033612	
The Professional Surveyor's seal affixed to this sheet applies only to material and items as shown on this sheet. All drawings, instruments, or other documents not exhibiting this seal shall not be considered prepared by this Surveyor, and this Surveyor expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal.	
Robert F. Arnold, PLS MO # PLS 2191	
Surveyor's Certification: This is to certify that I, Robert F. Arnold, have made a survey of the above described tract of land, and that said survey conforms to the current minimum standards for property boundary surveys of the Missouri Board for Architects, Professional Engineers, and Land Surveyors, as defined for type Urban Class property.	
If the Surveyor's seal is not colored red, this map is a copy and should be assumed to contain unauthorized alterations. The certification contained on this document is granted to those persons or institutions shown and shall not apply to any copies. All information should be disregarded unless verified by the Registered Land Surveyor whose signature appears hereon.	
Survey For: Darren Trunck 801 Pioneer Rd Reinbeck, IA 50669	
Date: 1/19/24	Scale: 1" = 30'
Project Number: 23-10281	
Sheet Number: 1 of 2	
© 2024	



Village of Sunrise Beach, MO PO Box 348 • Sunrise Beach, Missouri 65079 • PH (573)374-8782 •
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January 30, 2024

TO: Planning and Zoning Commission
RE: City Manager report, February 5, 2024

Hello everyone,

Please note the following with respect to the February 5 meeting:

1. Map Amendments (Rezoning) Beachwood and Old Sunrise Acres Road. Darren Trunck owns two separate parcels in this area, both of which are currently zoned R-1 Single Family Residential. Mr. Trunck is proposing rezoning each property to R-2, Medium Density Residential, which would allow for construction of up to 4-family units. Mr. Trunck is proposing duplex units for these properties; he will attend the meeting and make a presentation on his proposal to the Commission.

The Zoning Code (Section 3.04.C) provides that Map Amendments are subject to Public Hearing and review and recommendation by the Planning and Zoning Commission, and final approval by the Board of Trustees. The Commission then is tasked with conducting public hearings on each proposed amendment, and making a recommendation on each.

I would suggest the Public Hearing be conducted as follows:

Commission Chair opens the public hearing.

Applicant makes his presentation.

City Staff presents its report.

Public is allowed to speak.

Commission closes the public hearing by motion / affirmative vote of the members

My staff report is included as a separate attachment to this report.

2. Trunck Subdivision. Darren Trunck is proposing to subdivide an approximate 20.03 acre parcel at the northwest corner of Beachwood and Old Sunrise Acres, to provide for four lots, ranging from 8,580 square feet to 9,142 square feet. Lots 1 and 2 have frontage on Old Sunrise Acres Road, while Lots 3 and 4 are accessed via a 40-ft wide ingress / egress easement. The lots will have access to Sunrise Beach water and sewer following the completion of the Phase 3 project.

Section 4.06.A of the Zoning Code requires subdivisions be approved by the Commission and Board of Trustees prior to recording. The Code (4.08.B) further provides for a "simplified form" and a "complete form." Given that this is a simple four-lot subdivision, I believe we would consider this a "simplified form;" however it is still subject to Commission review and approval. I would defer to Mr. Trunck's presentation at the meeting for more information on his plan and development schedule.

The Plat as presented is in general compliance with provisions of the Subdivision Regulations, with some exceptions:

The R-2 Zoning District setbacks (2.06.E.6) are not met: 25-ft front, 15-ft side corner, 10-ft side, 15-ft rear

Water and sewer utilities, existing and proposed, are not shown on the plat.

No provisions for storm water drainage are shown on the plat.

The construction standards for the ingress / egress easement (pavement, concrete, gravel) are not shown on the plat.

I would defer to the Commission for discussion on other features of this development. The ingress / egress easement is sufficient for accessing Lots 3 and 4; however there are sections of the Subdivision regulations that would require a paved (hard-surfaced) public street. Old Sunrise Acres is only 20 feet in width, and the Code in theory could require that the developer improve this to a minimum 24-ft width. There is no storm drainage shown on the plat, which is in conflict with Section 10.05, which requires “Every subdivision shall provide a storm water drainage and retention system that complies with the requirements of the Missouri Department of Natural Resources and which is adequate to serve the area being platted.” I am not sure the specific MDNR requirements that are being cited here, and the City to my knowledge does not have a separate storm water management ordinance.

3. Zoning Map / Comp Plan / Land Use and Zoning Code updates. This is an agenda item to give the Commission a basic update on the above topics. We are working on an update to our Zoning Map, which has bogged down of late but which should be complete in the next few weeks. The current map has not been updated since 2016. The Comprehensive Plan meanwhile has not been updated since 2009 and is badly in need of update, IMO. We would need consulting services to assist with this, which I will discuss in more detail at the meeting. Finally, the Zoning and Land Subdivision regulations also need updating, which typically is done after the Comprehensive Plan updates. I would not recommend a wholesale update our Zoning / Land Use regs at this time, but do feel some “targeted” updates would be helpful, especially with respect to new commercial development. I can provide more information on this topic at the meeting as well.

If you have any questions or want to discuss any of these items further, please don't hesitate to reach out to me. 573-374-8782 (office) or steve.roth@sunrisebeachmo.gov.

Thank you,



Steve Roth
City Manager



Village of Sunrise Beach, MO PO Box 348 • Sunrise Beach, Missouri 65079 • PH (573)374-8782 •
www.sunrisebeachmo.gov

January 30, 2024

TO: Planning and Zoning Commission
RE: Map Amendment (Rezoning) applications, February 5

Hello everyone,

The following constitutes my staff report for the two map amendments subject to Public Hearing at this meeting.

Darren Trunck owns two separate parcels in this area, both of which are currently zoned R-1 Single Family Residential. Mr. Trunck is proposing rezoning each property to R-2, Medium Density Residential, which would allow for construction of up to 4-family units. Mr. Trunck is proposing duplex units for these properties; he will attend the meeting and make a presentation on his proposal to the Commission.

The Zoning Code (Section 3.04.C) provides that Map Amendments are subject to Public Hearing and review and recommendation by the Planning and Zoning Commission, and final approval by the Board of Trustees. The Commission then is tasked with conducting public hearings on each proposed amendment, and making a recommendation on each.

In considering a rezoning proposal, the Commission should consider the direction of the Comprehensive Plan as well as the Future Land Use map. The Future Land Use map shows this property to be planned for single family residential, and some nearby uses to be reserved for parks. The Comp Plan does suggest the community encourage "adequate housing stock," including a recommendation to encourage developers to construct housing for low- and moderate-income families.

Existing land uses in the area in my opinion support use of the Trunck parcels for medium density residential development. The Poly-Lift commercial property is directly across the street from the Old Sunrise Acres parcels, and a portion is adjacent to the 4.36 acre parcel. There are also other commercial uses in the near vicinity, as well as other duplex or multi-family uses.

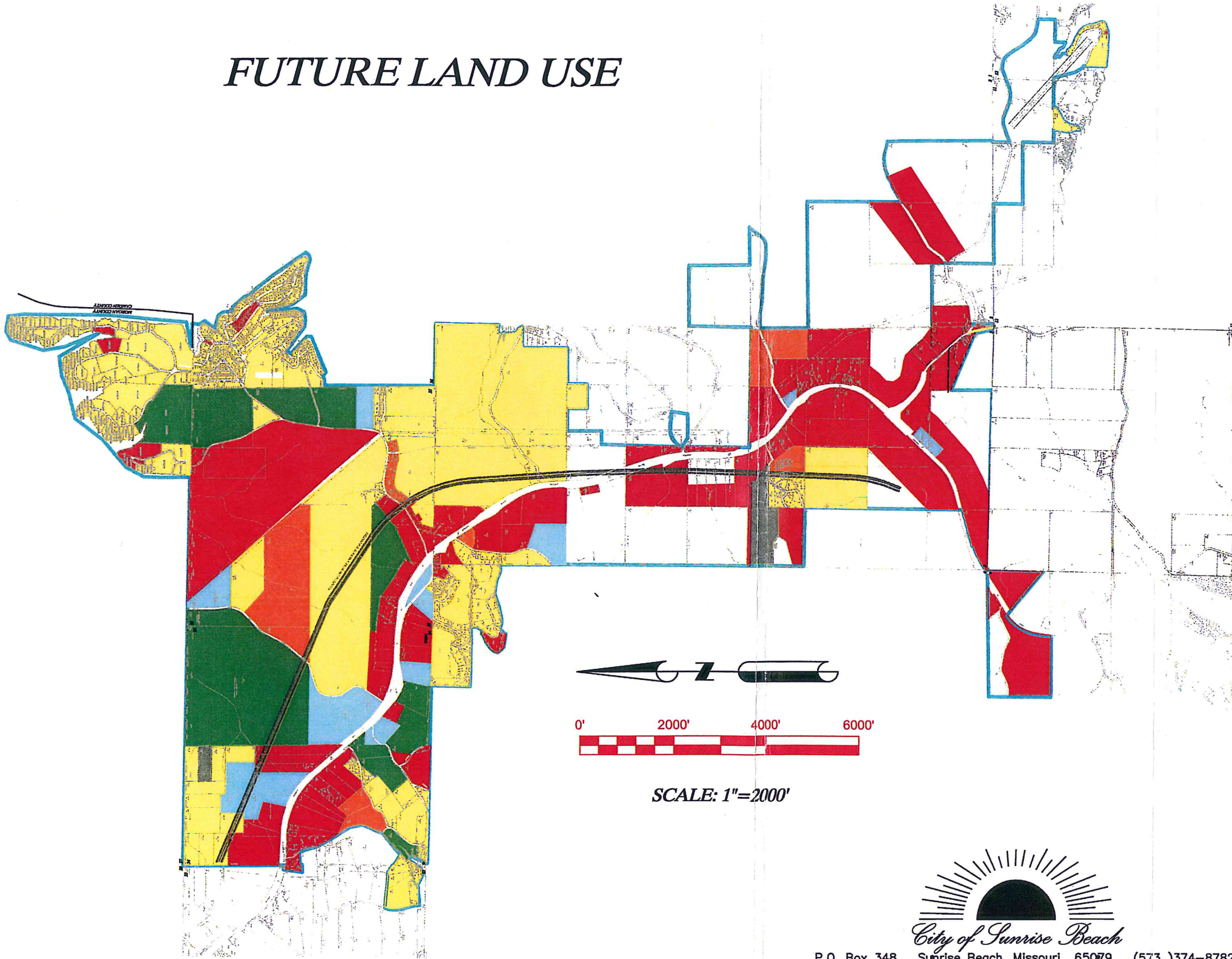
It is interesting to me that the 2009 Comp Plan included a recommendation for affordable housing. If there was a need then it seems like that need has only multiplied in the years since; affordable housing in my opinion is an area of critical need for Sunrise Beach. In general such housing should be located in commercial or mixed use areas, and this section of Beachwood meets that criteria. Staff recommendation for both proposed rezonings is **APPROVAL**.


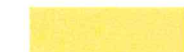






Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Steve Roth".

Steve Roth
City Manager

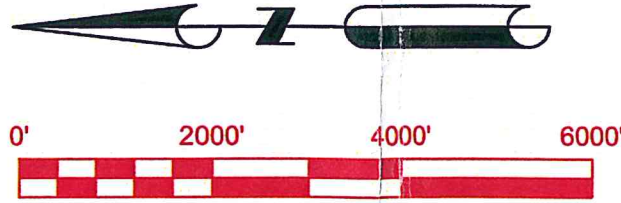
FUTURE LAND USE



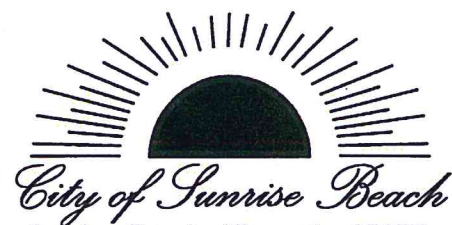
-  *City Limits*
-  *Single Family Residence*
-  *Multi Family Residence*
-  *Commercial*
-  *Industrial*
-  *Parks*
-  *Public/Quasi public*
-  *Undeveloped/Agriculture*

Summary

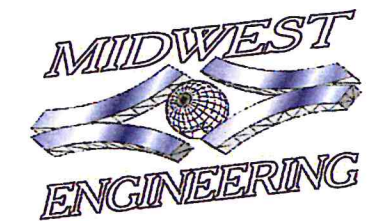
<i>Single Family</i>	907	acres
<i>Multi Family</i>	118	acres
<i>Commercial</i>	825	acres
<i>Industrial</i>	25	acres
<i>Public/Quasi public</i>	122	acres
<i>Park</i>	319	acres
<i>Undeveloped/Agriculture</i>	791	acres



SCALE: 1"=2000'



P.O. Box 348 Sunrise Beach, Missouri 65079 (573)374-8782



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