



# RAYMORE BOARD OF ADJUSTMENT AGENDA

**Tuesday, May 7, 2019 - 6:00 p.m.**

City Hall Council Chambers  
100 Municipal Circle  
Raymore, Missouri 64083

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Personal Appearances - None
5. Consent Agenda
  - a. Approval of Minutes from April 2, 2019 meeting
6. Unfinished Business - None
7. New Business
  - a. Case #19003 - Shadowood Front-Yard Setback Variance - Lots 180 & 181A  
*(public hearing)*
8. Staff Comments
9. Board Member Comment
10. Adjournment

*Any person requiring special accommodations (i.e. qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify the City Clerk at (816) 331-0488 no later than forty-eight (48) hours prior to the scheduled commencement of the meeting.*

THE **BOARD OF ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, APRIL 2, 2019** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: DAVID WOSTE, TOM BUECHLER, JOSEPH WELLS, SHANNON WEICHEL AND ALTERNATE PAUL BERTOLONE. ALSO PRESENT WERE ASSOCIATE PLANNER DAVID GRESS AND CITY ATTORNEY REPRESENTATIVE ZACH ENTERLINE.

1. **Call to Order** – Vice-Chairman Wells called the meeting to order at 6:00 p.m.
2. **Roll Call** – Roll was taken and Vice-Chairman Wells declared a quorum present to conduct business.
3. **Pledge of Allegiance**
4. **Personal Appearances – None.**
5. **Consent Agenda –**

**A. Approval of Minutes of August 21, 2018 meeting**

**Motion by Board member Woste, Seconded by Board member Weichel, to accept the minutes of August 21, 2018 as written.**

**Vote on Motion:**

Board member Bertolone	Aye
Board member Buechler	Aye
Board Member Weichel	Aye
Board member Wells	Aye
Board member Woste	Aye

**Motion passed 5-0-0**

6. **Unfinished Business – None**
7. **New Business**

**A. Election of Officers**

Associate Planner David Gress advised the Board members that the previous chair of the Board, Mike Vinck, resigned. The current Vice-Chairman is Joseph Wells and the current Secretary is David Woste.

**Board member Woste nominated Joseph Wells as Chairman; Paul Bertolone as Vice-Chairman; and David Woste as Secretary. Motion seconded by Board member Buechler.**

Mr. Gress commented that Board Member Bertolone is currently an alternate member and is not eligible at this time for Vice-Chairman position. This item can be deferred to the next Board meeting.

**Motion by Board member Woste, seconded by Board member Buechler, to postpone the election of officers to the next regular meeting of the Board.**

**Vote on Motion:**

Board member Bertolone	Aye
Board member Buechler	Aye
Board Member Weichel	Aye
Board member Wells	Aye
Board member Woste	Aye

**Motion passed 5-0-0**

**B. Case #19002 - Bill Breit - Variance of Development Standard - 210 S. Lincoln Road (public hearing)**

Bill Breit, owner of 210 S. Lincoln Road, presented his request to the Board. The building was built in 2000 and the current tenants have an interest in purchasing the building. Mr. Breit stated he has an interest in maintaining ownership of the storage area in the rear of the lot. The variance would allow the lot to be split into two pieces.

Board member Woste asked if the building is where the gym is currently located.

Mr. Breit confirmed this.

Mr. Gress presented the staff report and indicated the request is to reduce the minimum lot width requirement for the rear lot from 100 feet down to 20 feet. The property is zoned M-1 "Light Industrial". The parcel is currently 4.9 acres.

Mr. Gress entered into the record the following items: notice of the request to the adjacent landowners; the notice of publication in The Journal; the Unified Development Code; the application submitted; the Growth Management Plan and the staff report.

Mr. Gress stated the intent is to divide the property into 2 lots, with Mr. Breit maintaining ownership of the rear lot. There is a driveway easement along the northern property line that provides access to the rear of the property. Ownership of this easement would be retained by Mr. Breit but would be utilized to provide access to the existing building on the lot.

Mr. Gress indicated staff recommends approval of Case #19002.

Board member Woste asked for further explanation of the request.

Mr. Gress stated that in the M-1 zoning district each lot is required to have 100 feet of road frontage. The variance request is to only have 20 feet of road frontage for the rear lot. This 20-foot strip of land would be along the north property line where the easement is.

Board member Woste asked why the frontage in front of the gym would not count.

Mr. Gress clarified that Mr. Breit is wanting to sell off the portion of the lot that contains the building and the gym. The frontage along Lincoln Road would remain with that lot. He would retain ownership of the rear lot and that lot needs to have frontage along Lincoln Road as well.

Vice-Chairman Wells asked what the next step would be should the Board approve the variance request.

Mr. Gress stated the next step would be for Mr. Breit to hire a surveyor to prepare a lot split that could be approved by staff and then be recorded.

*Vice-Chairman Wells opened the public hearing at 6:15 p.m.*

Beth Cornell indicated she represented the ownership of the land immediately adjacent to the south, known as the Marvin Harness property. She asked how the request impacts the use of her property.

Mr. Gress said the request being considered should not have any impact on the Harness property. The access to the storage area of Mr. Breit's property would be along the north property line, away from the Harness property. There is an easement along the common property line, but Mr. Breit has no intention of utilizing that easement for access.

Vice-Chairman Wells asked if the southern easement was shared by both the Harness and the Breit property.

Mr. Gress commented that the easement is shared by both the Harness property and the Breit property.

City Attorney Enterline agreed with staff. The variance request is about the northern easement and the southern easement being discussed is not affected by the variance request.

*Vice-Chairman Wells closed the public hearing at 6:20 p.m.*

**Motion by Board member Buechler, Seconded by Board member Bertolone, to accept the staff proposed findings of fact and approve Case #19002, variance of development standard for 210 S. Lincoln Road.**

**Vote on Motion:**

Board member Bertolone	Aye
Board member Buechler	Aye
Board Member Weichel	Aye
Board member Wells	Aye
Board member Woste	Aye

**Motion passed 5-0-0**

**8. Staff Comments -**

Mr. Gress indicated that there is a need for the Board to meet again on May 7. All board members indicated they would be able to attend.

**9. Board member Comment – None.**

**10. Adjournment**

**Motion by Board member Woste, Seconded by Board member Weichel to adjourn.**

**Vote on Motion:**

Board member Bertolone	Aye
Board member Buechler	Aye

Board Member Weichel	Aye
Board member Wells	Aye
Board member Woste	Aye

**Motion passed 5-0-0**

The Board of Adjustment meeting for April 2, 2019 adjourned at 6:24 p.m.

Respectfully submitted,

Jim Cadoret



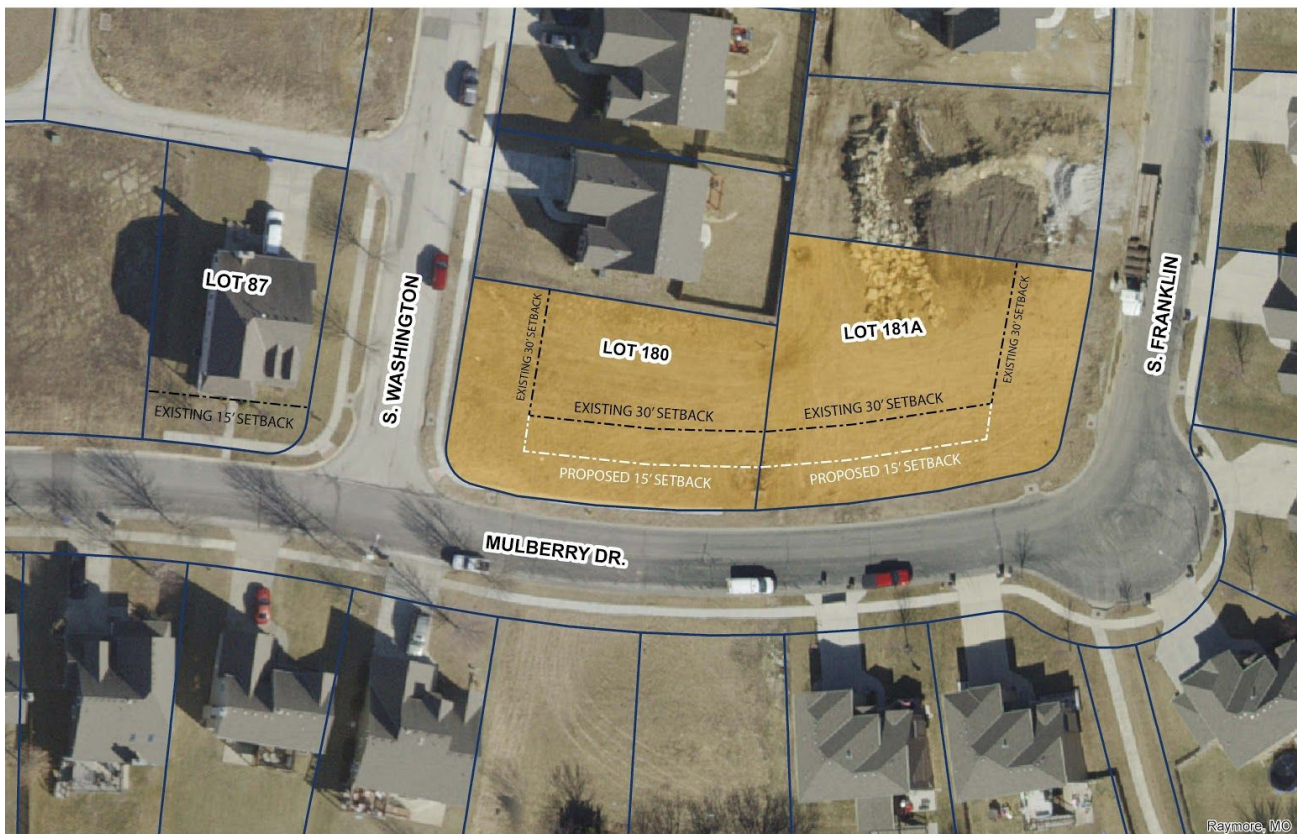
To: Board of Adjustment  
From: City Staff  
Date: May 7, 2019  
Re: Case #19003: Shadowood Front-Yard Setback Variance - Lots 180 & 181A

### GENERAL INFORMATION

**Applicant/  
Property Owner:** Brian Mather  
16500 S State Route 291  
Greenwood, MO 64034

**Requested Action:** Variance to reduce to front-yard setback(s) along Mulberry Dr.

**Property Location:** Mulberry Drive, between S. Washington and S. Franklin.



**Site Photographs:**



View looking north on Mulberry Drive at Lot 180



View looking west from Franklin St. at Lot 181A.



View looking west from Washington St. at Lot 87. This lot was built with a 15' front yard setback along Mulberry Dr.

**Existing Zoning:** "R-1P" Single Family Planned Residential District

**Existing Surrounding Uses:**

<b>North:</b>	Single Family Residential
<b>South:</b>	Single Family Residential/Recreation Park
<b>East:</b>	Single Family Residential
<b>West:</b>	Single Family Residential

**Total Tract Size:** Lot 180: 10,401SF  
Lot 181A: 12,520 SF

**Growth Management Plan:** The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for low density residential development.

**Major Street Plan:** The Major Thoroughfare Plan Map contained in the Growth Management Plan classifies S. Franklin, S. Washington, and Mulberry Dr. as local roads



**Advertisement:** April 18, 2019 **Journal Newspaper**

**Public Hearing:** May 7, 2019 Board of Adjustment meeting

**Items of Record:**

- Exhibit 1. Mailed Notices to Adjoining Property Owners**
- Exhibit 2. Notice of Publication**
- Exhibit 3. Unified Development Code**
- Exhibit 4. Application**
- Exhibit 5. Growth Management Plan**
- Exhibit 6. Staff Report**

## **PROPOSAL**

The applicant is requesting a variance to the Raymore Unified Development Code (UDC) *Section 405 030(A) Bulk and Dimensional Standards* to allow for the reduction of the minimum front-yard setback along Mulberry Dr. from thirty feet (30') to fifteen feet (15')

## **VARIANCE REQUIREMENTS AND STANDARDS**

1. The following section of the Unified Development Code is applicable to this application:

### **Section 470.060 Zoning Variances**

#### **A. Authority and Applicability**

The zoning variance procedures of this section authorize the Board of Adjustment to approve, in specific cases, variances from specific zoning standards of this Code that will not be contrary to public interest and where, owing to special conditions, a literal enforcement of zoning standards would result in unnecessary hardship. In approving variances where there are practical difficulties or unnecessary hardship, the Board may vary or modify the application of any provisions of such ordinance relating to construction or alteration of use of land if it determines the public safety and welfare will be secured and substantial justice will be done.

#### **B. Prohibited Variances**

The Board of Adjustment may grant variances from all requirements of this Code except:

- 1.** the requirements for public improvements contained within Chapter 445;
- 2.** uses permitted within a particular district as specified in Chapter 405 and Chapter 410;
- 3.** any provision in Chapter 460, Flood Protection; and
- 4.** any provision in Chapter 455, Natural Resource Protection.

#### **C. Applications**

An application for a variance may be obtained from the Community Development Director. The application must be completed in its entirety in accordance with Section 470.010C and filed with the Community Development Director so that a public hearing date can be established in accordance with Section 470.010E.

#### **D. Procedure**

## **1. Board of Adjustment Public Hearing**

All proposed variance applications must be submitted to the Board of Adjustment. The Board of Adjustment will hold a public hearing on the application in accordance with Section 470.010E. The public hearing must be held at the next regular meeting of the Board of Adjustment for which the application may be scheduled given public notice deadlines, unless the applicant has consented to an extension of this time period. The Community Development Director or other appointed official as designated by the Planning and Zoning Commission must prepare a written summary of the proceedings, and give notice of the hearing as provided in Section 470.010E.

## **2. Board of Adjustment Action**

Upon conclusion of the public hearing, the Board of Adjustment must approve, approve with conditions or disapprove the requested variance. A concurring vote of at least four members of the Board of Adjustment is required to approve any variance request.

## **E. Findings of Fact**

A request for a variance may be granted upon a finding of the Board that all of the following conditions have been met. The Board will make a determination on each condition, and the findings will be entered into the record.

- 1.** The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner, applicant, or their agent, employee or contractor.
- 2.** The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.
- 3.** The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.
- 4.** The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.
- 5.** Whether the requested variance is the minimum variance necessary to provide relief.
- 6.** The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.
- 7.** The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.
- 8.** The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.

## **F. Conditions of Approval**

- 1.** In making any decision varying or modifying any provisions of the Unified Development Code, the Board may impose such conditions, restrictions, terms, time limitations, landscaping, screening and other appropriate safeguards as needed to protect adjoining property.
- 2.** The Board may require a performance bond to guarantee the installation of improvements such as parking lot surfacing, landscaping, etc. The amount of the

bond will be based on a general estimate of cost for the improvements as determined by the Board and will be enforceable by, or payable to, the City Council in the sum equal to the cost of constructing the required improvements.

3. In lieu of the performance bond requirement, the Board may specify a time limit for the completion of such required improvements and in the event the improvements are not completed within the specified time, the Board may declare the granting of the application null and void after reconsideration.

#### **G. Appeal of Board's Decision**

Any person or persons jointly or severally aggrieved by any decision of the Board, any neighborhood organization as defined in Section 32.105, RSMo. representing such person or persons, or any officer, department, board or bureau of the municipality may present to the Circuit Court of the County a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition must be presented to the Court within 30 days after the filing of the decision in the office of the Board.

### **PREVIOUS ACTIONS ON OR NEAR THE PROPERTY**

1. The Shadowood 4th Plat, which created the subject lots, was approved by the City on August 28, 2006.
2. Lot 181A was previously replatted to increase the lot size. The replat was approved by the City on March 7, 2017.

### **STAFF COMMENTS**

1. The development standards that currently apply to the lot(s) are as follows:
  - **Front yard setback:** 30 feet
  - **Side yard setback:** 10 percent of lot width with 7 foot minimum
  - **Corner lot side yard:** 30 feet
  - **Minimum lot width:** 60 feet; 75 feet for lots abutting Sky Vue Estates
  - **Minimum lot depth:** 120 feet
  - **Minimum lot size:** 7200 square feet; 9000 square feet for lots abutting Sky Vue Estates
2. The requested front yard setback reduction, if approved, would be consistent with the front yard of the majority of homes along the north side of Mulberry Drive, whose front yard setbacks are also fifteen feet (15').
3. The Shadowood subdivision consists of a mixture of front-loaded and rear-loaded garages. The homes that will be built on these lots will be front loaded garages.
4. If approved, driveway access to Lot 180 would be restricted to S. Washington, and driveway access to Lot 181A would be restricted to S. Franklin. No driveway access would be permitted along Mulberry.
5. Notices of the request were mailed to 24 adjoining property owners. No objections or concerns were received.

## STAFF PROPOSED FINDINGS OF FACT

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in dealing with a variance request. Specifically, Section 470.060(E) directs the Board of Adjustment to make determinations on eight specific conditions and the findings entered into the public record. The eight conditions and Staff's recommendation concerning each condition are as follows:

- 1. The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner and applicant or their agent, employee or contractor.**

The requested variance does not result from a condition that is unique to the property. Other corner lots within the city have similar setbacks and dimensional standards. The Shadowood neighborhood, however, was originally platted to accommodate smaller, narrower homes. Thus the remaining lots are not conducive to typical single family home designs.

- 2. The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.**

An unnecessary hardship arises when the physical characteristics of a property, coupled with imposed governmental regulations, preclude a property owner from any reasonable use of their land. The strict application of the UDC would not preclude the applicant from constructing a home on the subject lots. The requested variance will provide flexibility in the type of home that can be constructed on the properties.

- 3. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents.**

Granting of the variance will not adversely affect the rights of adjoining property owners. Other homes along the north side of Mulberry Drive have fifteen foot (15') front-yard setbacks.

- 4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.**

Granting of the variance would not result in advantages or special privileges to the applicant. The requested setback reduction is consistent with the setbacks of other existing homes along Mulberry Drive.

**5. Whether the requested variance is the minimum variance necessary to provide relief.**

The requested variance is the minimum variance necessary to allow the property owner to provide relief from the existing setback standards.

**6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.**

The variance will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare. Corner lots are allowed a maximum of one driveway per street frontage. Due to the requested reduction of fifteen feet (15'), driveway access along Mulberry Drive will be prohibited. Fifteen feet does not provide adequate space for cars to be parked on the driveway without obstructing the sidewalk along Mulberry.

**7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.**

Relevant purposes and intents of the UDC include the promotion of health, safety, and general welfare and the protection of property values through the regulation of density and mass of structures. The granting of the proposed variance will not be opposed to said purposes and intents of the UDC.

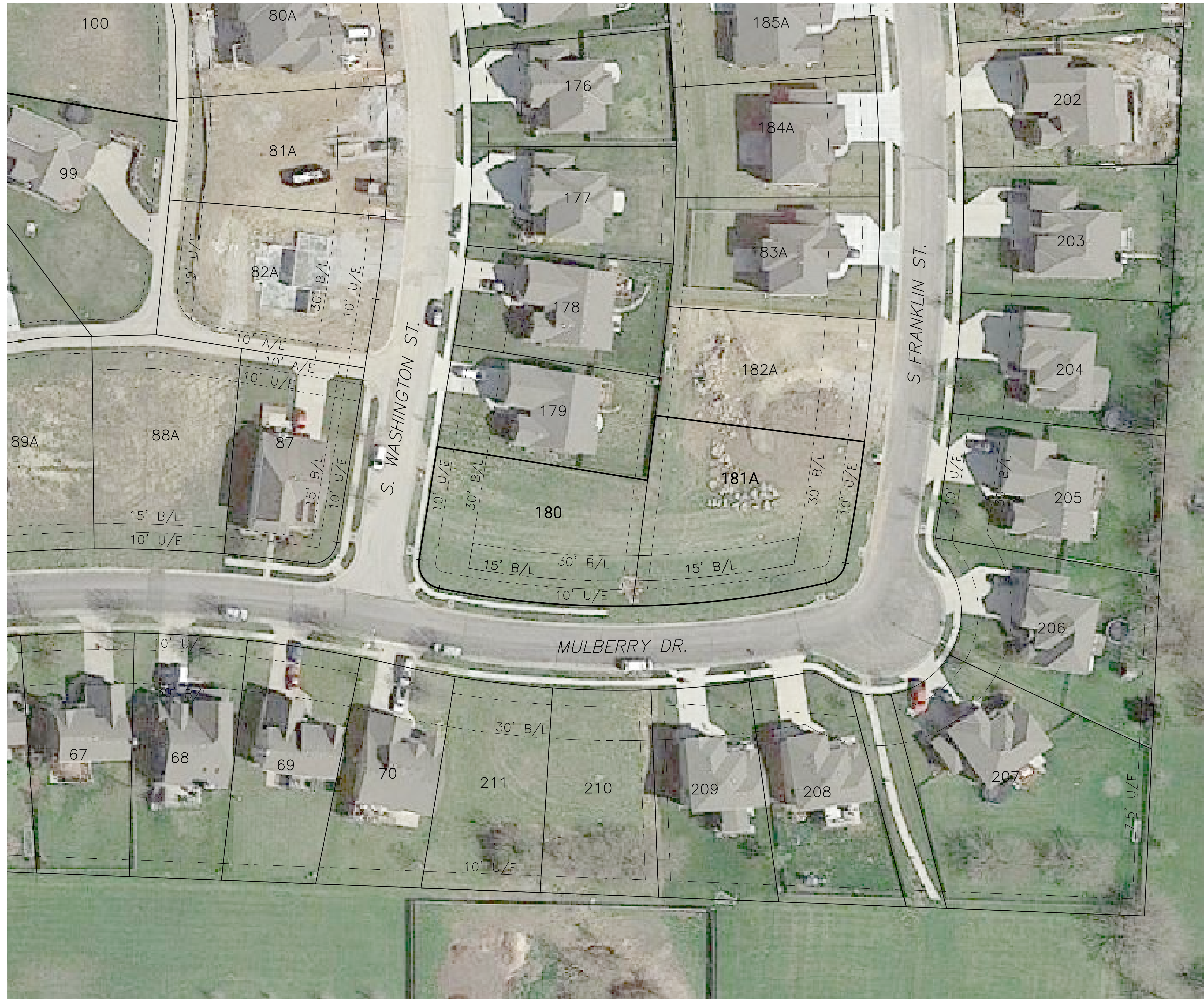
**8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.**

The requested variance is not contrary to the purpose and intent of the Code and will not adversely affect the public health, safety or welfare. The requested setback reduction allows flexibility in the homes that could be constructed on the lots while also preserving the health, safety, welfare, and general character of the neighborhood.

## **STAFF RECOMMENDATION**

Staff fully supports the purposes and intents of the Unified Development Code. The Shadowood subdivision was originally platted to accommodate smaller, narrow homes with a variety of rear-loaded, side-loaded and front-loaded garages. The subdivision is nearly built out, with only a handful of lots remaining. The requested setback reduction allows the applicant flexibility in the style of home that could be built on the property, while still respecting the character of other existing homes in the subdivision.

Staff recommends that the Board of Adjustment accept the staff proposed findings of fact and approve Case #19003: Shadowood Front-Yard Setback Variance - Lots 180 & 181A.



**VARIANCE REQUEST:**  
 REDUCE STREET SIDE YARD  
 SETBACK FOR LOT 180 AND LOT  
 181 FROM 30 FEET TO 15 FEET  
 ADJACENT TO MULBERRY DRIVE.

**LAMP  
 RYNEARSON**

9001 STATE LINE RD., STE. 200  
 KANSAS CITY, MO 64114  
 816.361.0440  
 LampRynearson.com

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION  
 MARK DANIEL MCGHEE JR.  
 PE - 2008019568

SHADOWOOD VARIANCE REQUEST

LOT 180 AND LOT 181  
 WITH AERIAL IMAGE

SHADOWOOD SUBDIVISION - LOTS 180 AND 181A  
 RAYMORE, MO

**OWNER/DEVELOPER CONTACT**  
 BRIAN MATHER  
 SOUTH HAMPTON, INC.  
 16500 S STATE ROUTE 291  
 GREENWOOD, MO 64034  
 bmath4@yahoo.com  
 (816) 763-3400

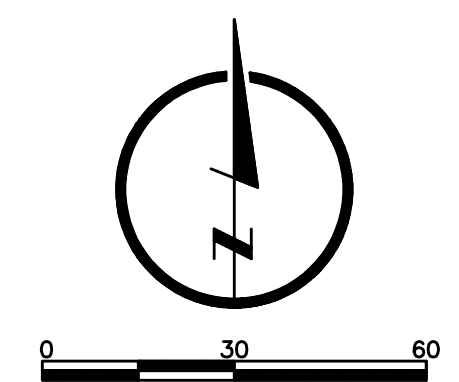
**CONSULTANT CONTACT**  
 DAN MCGHEE  
 LAMP RYNEARSON  
 9001 STATE LINE ROAD, SUITE 200  
 KANSAS CITY, MO 64114  
 Dan.McGhee@LampRynearson.com  
 (816) 361-0440

REVISIONS

DESIGNER / DRAFTER
DATE
MARCH 2019
PROJECT NUMBER
0319024
BOOK AND PAGE

MO CERT. NO 2013011903

SHEET



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U:\Engineering\319024 Shadowood Variance Request\Drawings\319024-SITE.dwg, 3/14/2019 11:22:31 AM, JAMIE MCNEELY, LAMP RYNEARSON



**VARIANCE REQUEST:**  
REDUCE STREET SIDE YARD SETBACK FOR LOT 180 AND LOT 181 FROM 30 FEET TO 15 FEET ADJACENT TO MULBERRY DRIVE.

**LAMP RYNEARSON**  
9001 STATE LINE RD., STE. 200  
KANSAS CITY, MO 64114  
816.361.0440  
LampRynearson.com

PRELIMINARY

NOT RELEASED FOR CONSTRUCTION  
MARK DANIEL MCGHEE JR.  
PE - 2008019568

SHADOWOOD VARIANCE REQUEST  
LOT 180 AND LOT 181  
WITHOUT AERIAL IMAGE  
SHADOWOOD SUBDIVISION - LOTS 180 AND 181A  
RAYMORE, MO

**OWNER/DEVELOPER CONTACT**  
BRIAN MATHER  
SOUTH HAMPTON, INC.  
16500 S STATE ROUTE 291  
GREENWOOD, MO 64034  
bmath4@yahoo.com  
(816) 763-3400

**CONSULTANT CONTACT**  
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REVISIONS

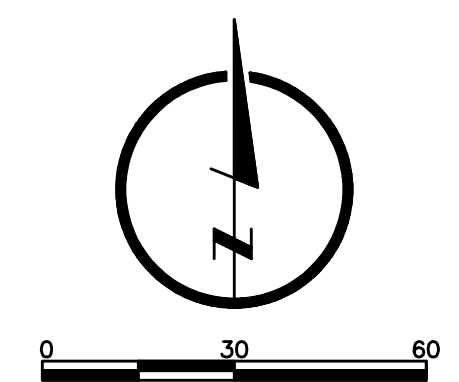
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## MONTHLY REPORT APRIL 2019

### Building Permit Activity

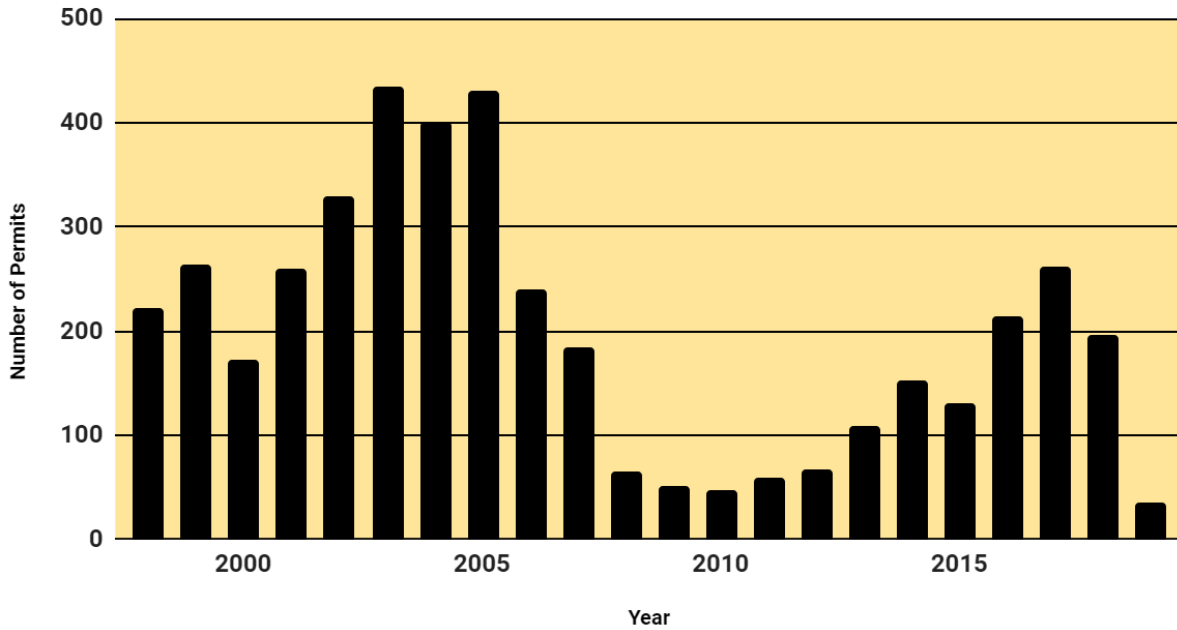
Type of Permit	Apr 2019	2019 YTD	2018 YTD	2018 Total
Detached Single-Family Residential	6	35	37	153
Attached Single-Family Residential	0	0	38	44
Multi-Family Residential	0	0	0	0
Miscellaneous Residential (deck; roof)	61	192	158	604
Commercial - New, Additions, Alterations	3	9	6	17
Sign Permits	3	14	16	63
Inspections	Apr 2019	2019 YTD	2018 YTD	2018 Total
Total # of Inspections	321	1,155	2,089	5,947
Valuation	Apr 2019	2019 YTD	2018 YTD	2018 Total
Total Residential Permit Valuation	\$1,287,900	\$8,403,700	\$14,346,500	\$41,964,900
Total Commercial Permit Valuation	\$1,314,500	\$1,672,300	\$2,914,400	\$5,222,550

#### **Additional Building Activity:**

- Construction continues on the new self-storage facility at 308 E. Walnut Street.
- Construction work continues on the shelter, boardwalk and amphitheater at Hawk Ridge Park.
- Interior tenant finish work was completed for a FedEx office to be located inside Walmart.
- Construction work continues on the addition to Brightside Day Care facility at 845 E. Walnut Street.
- Tenant Finish plans were reviewed for Athletico Physical Therapy to locate at 2007 W. Foxwood Drive Suite D.
- A Certificate of Occupancy was issued for the new Historical Society building located at 103 S. Washington Street.



### Single Family Building Permits



## Code Enforcement Activity

Code Activity	Apr 2019	2019 YTD	2018 YTD	2018 Total
Code Enforcement Cases Opened	17	93	94	461
<i>Notices Mailed</i>				
-Tall Grass/Weeds	4	4	1	147
- Inoperable Vehicles	6	11	16	54
- Junk/Trash/Debris in Yard	6	26	31	96
- Object placed in right-of-way	1	1	5	26
- Parking of vehicles in front yard	0	5	16	36
- Exterior home maintenance	0	3	15	35
- Other (trash at curb early; signs; etc)	0	2	8	38
Properties mowed by City Contractor	0	0	0	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	2	2	0	0
Signs in right-of-way removed	16	35	190	473
Violations abated by Code Officer	4	9	22	60

# Development Activity

## Current Projects

- Dean Commercial Preliminary Plat
- Variance, Shadowood Subdivision Lot 180 & Lot 181A
- Lofts at Foxridge Amended Site Plan

	As of Apr 30, 2019	As of Apr 30, 2018	As of Apr 30, 2017
Homes currently under construction	155	268	238
Total number of Undeveloped Lots Available (site ready for issuance of a permit for a new home)	385	390	568
Total number of dwelling units in City	8,555	8,286	8,031

# Actions of Boards, Commission, and City Council

## City Council

### **April 8, 2019**

- Approved on 2nd reading the installation of 2 additional street lights on 163rd Street in Creekmoor

### **April 22, 2019**

- Accepted public improvements for the 14 remaining lots in Meadowood of The Good Ranch 3rd Plat (were previously in Water District #10 territory and there was a hold on issuance of permits)
- Mayor Turnbow elected to continue to serve on the Planning and Zoning Commission
- City Council elected not to have a representative serve on the Planning and Zoning Commission

## Planning and Zoning Commission

### **April 2, 2019**

- Approved amendments to maps contained in the Growth Management Plan as part of the annual review.

## Upcoming Meetings – May & June

### **May 7, 2019 Planning and Zoning Commission**

- Dean Commercial Preliminary Plat (public hearing)

### **May 13, 2019 City Council**

- Dean Commercial Preliminary Plat (public hearing)

### **May 21, 2019 Planning and Zoning Commission**

- UDC 30th Amendment (backyard fowl) - public hearing

### **May 27, 2019 City Council**

- No meeting - Memorial Day Holiday

### **June 4, 2019 Planning and Zoning Commission**

- Lofts at Foxridge Amended Site Plan
- Annual Review of the Unified Development Code (public hearing)

### **June 10, 2019 City Council**

- No development items currently scheduled

### **June 18, 2019 Planning and Zoning Commission**

- No items currently scheduled

### **June 24, 2019 City Council**

- 1st reading - UDC 30th amendment (backyard fowl) - public hearing

## Department Activities

- Staff updated the policies and procedures manual utilized by the Code Enforcement Officer
- Director Jim Cadoret, Associate Planner David Gress, and Planning Commissioner Kelly Fizer attended the American Planning Association national conference.
- Building Official Jon Woerner participated in a workshop on floodplain protection.
- Building Official Jon Woerner attended the Missouri Association of Code Administrators Spring Educational Seminar.
- The department welcomed new Code Enforcement Officer Drayton Vogel.

- Director Jim Cadoret and Associate Planner David Gress met with the Communities for All Ages Task Force members to discuss progress made since the Master Plan was adopted in 2017 and to discuss future projects that are planned.
- A request for inspection was sent to each of the tenants in the Willowind Shopping Center. Inspections are completed every 5 years of occupied tenant spaces by the City Building Official and the Fire Marshall. Inspections will be completed during May.

## GIS Activities

- Updated applications & web services not operating with respect for TLS 1.2 or better
- Development of application to notice & monitor completion of comprehensive inspection
- Development of data, apps and dashboards to assist with facility, parks & public works field coordination as requested.
- Analysis/data/map/reporting delivered as requested for asset replacement
- Attribution of enterprise data & quality checks/reports for assurance
- Publication of internal datasets to AGO cloud to support business operations
- Development of sidewalk & ADA event data, map & app for task tracking and staging for migration to AGO for use with Field Collector
- Update of commercial buildings with clerk & assessor data including year built, gross floor area and uniqueID.
- Expressed intent to participate in US Census new construction program ahead of 2020 Census. Updated SWIM account.
- Testing of self signed IIS certificate & repair of sockets unable to enforce TLS 1.2