

THE **PLANNING AND ZONING COMMISSION** 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 COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, JIM PETERMANN, MELODIE ARMSTRONG, ERIC BOWIE (arrived at 7:03 p.m.) MATTHEW WIGGINS, CHARLES CRAIN, MARIO URQUILLA (arrived at 7:30 p.m.) AND MAYOR KRIS TURNBOW. ALSO PRESENT WAS ASSOCIATE PLANNER DAVID GRESS AND CITY ATTORNEY REPRESENTATIVE ZACH ENTERLINE.

1. **Call to Order** – Chairman Faulkner called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Faulkner declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**
  - a. **Approval of the minutes of March 19, 2019 meeting**

**Motion by Commissioner Wiggins, Seconded by Commissioner Crain, to approve the consent agenda as presented.**

**Vote on Motion:**

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Armstrong	Aye
Commissioner Bowie	Absent
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Absent
Mayor Turnbow	Abstain

**Motion passed 6-0-1.**

Commissioner Bowie arrived at 7:03 p.m.

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

**A. Case #19004 - Annual Review of the Growth Management Plan**

Associate Planner David Gress presented the annual report on the Growth Management Plan. Mr. Gress advised the Commission regarding current efforts related to annexation. City Council recently adopted a new Intent to Annex Area map. The map now excludes land area that is east of 291 Highway and land that is south of Hubach Hill Road. Mr. Gress indicated staff would request the new maps be incorporated into the Growth Management Plan (GMP).

Mr. Gress stated the City Manager desires to consolidate and update all of the current City master plans into one document, a Comprehensive Plan for the City. Funding has been allocated for this effort with an expected commencement date on the work to occur in 2019.

Mr. Gress stated the Commission would retain authority over the comprehensive plan and the GMP would be one chapter of the overall plan.

*Chairman Faulkner opened the public hearing at 7:08 p.m.*

No public comments.

*Chairman Faulkner closed the public hearing at 7:08 p.m.*

Chairman Faulkner asked about the new comprehensive plan, including the GMP. He indicated the Commission has authority on approving the Growth Management Plan, but was not clear on whether the Commission has authority on adoption of a comprehensive plan.

Mr. Gress commented that it is common for communities to have a comprehensive plan, with land use being a component of the plan.

City Attorney representative Zach Enterline believed the Commission would have that authority but wanted to confer with Mr. Zerr.

Commissioner Bowie asked for clarification on the maps regarding the boundary changes.

Mr. Gress commented that the future land use designation remains on the map for the land areas south of Hubach Hill Road, but the Intent to Annex boundary is now Hubach Hill Road.

Commissioner Wiggins commented that he noticed land south of 155th street that is excluded out.

Mr. Gress commented that the land area being referenced has been annexed into Lee's Summit and is now being excluded on the Future Land Use Map.

Commissioner Wiggins indicated he thought it may be beneficial to remove the designated future land use for property not within the Intent to Annex Area.

Mr. Gress commented that the map continues to illustrate the designated future land use for land south of Hubach Hill Road in case one of the property owners wanted to voluntarily annex into the City and the land use is already designated by the City.

Commissioner Wiggins thought demarcating this land use area on the map would help to clarify for the reader.

Commissioner Armstrong commented that there is another area along 155th near Kurzweil Road that has been removed from the map.

Mr. Gress indicated that property has also been annexed by Lee's Summit.

**Motion by Commissioner Wiggins, Seconded by Mayor Turnbow, to adopt the 2019 Annual Review and Report, incorporating the changes to the land use maps as recommended by staff.**

**Vote on Motion:**

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye

Commissioner Petermann    Aye  
Commissioner Urquilla      Absent  
Mayor Turnbow              Aye

**Motion passed 8-0-0.**

**B. Discussion on authorizing the 30th Amendment to the Unified Development Code to be filed**

This item was requested to be added to the agenda by staff.

Mr. Gress commented that staff was previously directed by the Commission to bring its research regarding the keeping of chickens in backyards back to the Commission along with results from the 2019 Citizen Survey question on the keeping of chickens. Mr. Gress stated to prevent a duplication of meetings he recommended the Commission file the 30th amendment and target May 21 as the public hearing date, avoiding the interim step of having a discussion on the topic at one meeting and then the public hearing at a different meeting.

Commissioner Armstrong commented about questions that had been asked, such as on predators, and whether staff had completed that research.

Mr. Gress stated yes, work has been done to answer the questions previously raised.

**Motion by Commissioner Wiggins, Seconded by Commissioner Armstrong, to direct staff to prepare the 30th amendment to the Unified Development Code regarding the keeping of backyard chickens.**

**Vote on Motion:**

Chairman Faulkner          Aye  
Commissioner Wiggins      Aye  
Commissioner Armstrong    Aye  
Commissioner Bowie        Aye  
Commissioner Crain         Aye  
Commissioner Fizer         Aye  
Commissioner Petermann    Aye  
Commissioner Urquilla      Absent  
Mayor Turnbow              Nay

**Motion passed 7-1-0.**

Mayor Turnbow commented that staff is extremely busy and feels that the previous work by staff and the Commission on allowing chickens on R-1 lots of at least 3 acres in size is as much as the City was comfortable in allowing on the issue. He indicated that he has spoken with residents who have concerns on allowing the chickens on small city lots.

**8. City Council Report**

Mr. Gress provided the report for the March 11 and March 25 City Council meetings

**9. Staff Report**

Mr. Gress provided an overview of the upcoming cases to be considered by the Commission. The April 16 meeting will be cancelled as staff will be attending the national planning conference.

Commissioner Urquilla arrived at 7:30 p.m.

Mr. Gress provided an update on the status of the Hawk Ridge Park project.

**10. Public Comment**

No public comments.

**11. Commission Member Comment**

Commissioners thanked staff for its work.

**12. Adjournment**

**Motion by Commissioner Bowie, Seconded by Commissioner Petermann, to adjourn the April 2, 2019 Planning and Zoning Commission meeting.**

**Vote on Motion:**

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye

**Motion passed 9-0-0.**

The April 2, 2019 meeting adjourned at 7:37 p.m.

Respectfully submitted,

Jim Cadoret