

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, SEPTEMBER 3, 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, MARIO URQUILLA, MATTHEW WIGGINS, MELODIE ARMSTRONG, AND ERIC BOWIE. ABSENT WERE CALVIN ACKLIN AND MAYOR KRIS TURNBOW. ALSO PRESENT WAS ASSOCIATE PLANNER DAVID GRESS AND PUBLIC WORKS DIRECTOR MIKE KRASS.

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 the August 20, 2019 meeting**

Motion by Commissioner Bowie, Seconded by Commissioner Fizer, to accept the August 20, 2019 minutes.

Vote on Motion:

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

Motion passed 6-0-1.

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

A. Case #19020 - FY 2020-2024 Capital Improvement Program (public hearing)

Associate Planner David Gress introduced Assistant City Manager Mike Ekey.

Mr. Ekey presented the 2020-2024 Capital Improvement Program, with specific emphasis on the projects planned for FY2020. Mr. Ekey provided detailed information on all of the 30+ projects planned for the next fiscal year.

Commissioner Wiggins asked about the Foxridge Drive sidewalk project in Creekmoor that was identified for FY2020 and future years and what happens if the City receives the grant that was applied for the project.

Mr. Ekey indicated portions of the project require extensive engineering and forced the southern sidewalk segment to be completed in future years. He indicated the grant award has allowed parts of the project to be expedited.

Commissioner Wiggins asked about the proposed water tower.

Public Works Director Mike Krass commented that there is a need for an elevated water tower when the City grows in the future. He indicated the ideal location would be off Gore Road.

Commissioner Bowie asked about the reimbursement for the Foxridge Drive sidewalk project.

Mr. Ekey stated the City budget had to indicate the sidewalk segment was fully funded. When reimbursement is made, the budgeted amount can then be utilized for other projects.

Mr. Krass stated the grant is a federal grant to install the sidewalk near Creekmoor school.

Chairman Faulkner asked for clarification on the curb and sidewalk work proposed near City Hall.

Mr. Ekey provided the list of projects that will be done near City Hall, including sidewalk, front entry steps, concrete work near the dumpster, and curb work.

Chairman Faulkner asked for clarification on the use of the Excise Tax fund.

Mr. Ekey stated the fund is being utilized for maintenance of thoroughfare routes plus several additional projects, including the Fox Ridge Drive turn lane project, in FY2020.

Chairman Faulkner asked for clarification on the future project identified as the 58 Highway beautification plan.

Mr. Ekey commented that the CIP Committee had discussions on long-range projects that would bolster the look and feel of 58 Highway. This unfunded project is an idea that needs further planning and research. Having the project listed as unfunded provides a placeholder for future discussions on funding sources and project details.

Commissioner Urquilla asked about the unfunded soccer venue and potential locations for such a facility.

Mr. Ekey stated the proposal is to try to acquire at least 80 acres. Staff is always looking to find viable park land that may be obtained for future park expansions.

Commissioner Wiggins stated a private entity may be interested in developing a facility in one of our larger undeveloped areas.

Chairman Faulkner opened the public hearing at 7:40 p.m.

There were no public comments.

Chairman Faulkner closed the public hearing at 7:40 p.m.

Motion by Commissioner Bowie, Seconded by Commissioner Petermann, to recommend approval of case #19020, FY 2020-2024 Capital Improvement Program, to the City Council.

Vote on Motion:

Chairman Faulkner Aye

Commissioner Wiggins	Aye
Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Acklin	Absent
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Absent

Motion passed 7-0-0.

8. City Council Report

Mr. Gress provided a review of the August 26 Council meeting.

9. Staff Report

Mr. Gress provided an overview of the upcoming cases to be considered by the Commission and provided a report on Public Works activity. The Commission agreed to cancel the September 17, 2019 Commission meeting.

Mr. Gress indicated that the joint meeting of the Planning and Zoning Commission and City Council will occur on Monday, November 4. This work session will begin at 6:00 p.m. at Centerview. The topic will be an Economic Development 101 presentation by Janet Ady with Ady Advantage.

Commissioner Bowie asked for an update on amenities at Hawk Ridge Park.

Mr. Gress commented that the ribbon cutting on the boardwalk, shelter and amphitheater was recently held. Additional improvements are planned.

Commissioner Bowie asked for an update on code enforcement activity as it appears the numbers reported on violations and citations are down from 2018.

Mr. Gress commented that there was a change of Code Enforcement Officers earlier in 2019 and the current officer takes an approach of working to achieve voluntary compliance, thus lowering the actual number of reported cases and citations issued.

Commissioner Wiggins asked for a status report on The Lofts at Fox Ridge.

Mr. Gress stated final grading plans have been approved and the fee schedule has been finalized. Staff is anticipating building plan submittal in September.

Commissioner Wiggins asked for an update on the Van Trust industrial project and the Conway Place project.

Mr. Gress stated the Conway Place project should be moving forward to the Commission soon. The Van Trust project is expected to be presented to City Council in October.

10. Public Comment

No public comments.

11. Commission Member Comment

Commissioners thanked staff for its work.

12. Adjournment

Motion by Commissioner Wiggins, Seconded by Commissioner Urquilla, to adjourn the September 3, 2019 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 7-0-0.

The September 3,, 2019 meeting adjourned at 7:53 p.m.

Respectfully submitted,

Jim Cadoret