

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, NOVEMBER 19, 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, MELODIE ARMSTRONG, CALVIN ACKLIN, MATTHEW WIGGINS AND MAYOR KRIS TURNBOW. ABSENT WAS ERIC BOWIE. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR JIM CADORET, ASSISTANT PUBLIC WORKS DIRECTOR GREG ROKOS, 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 the October 15, 2019 meeting.**
 - b. **Case #19011 - Edgewater at Creekmoor Seventh Final Plat**

Motion by Commissioner Urquilla, Seconded by Commissioner Petermann, to approve the consent agenda with the meeting minutes as corrected.

Vote on Motion:

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

Motion passed 8-0-0.

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

A. Election of Officers

Chairman Faulkner reviewed the three offices of the Commission to be elected.

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to nominate Commissioner Faulkner as Chairman, Commissioner Fizer as Vice-Chairman, and Commissioner Petermann as Secretary.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye

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

Motion passed 8-0-0.

B. 2020 Meeting Calendar

Development Services Director Jim Cadoret presented the proposed meeting calendar for the Commission for 2020.

Motion by Commissioner Wiggins, Seconded by Commissioner Urquilla, to approve the 2020 meeting calendar for the Planning and Zoning Commission as presented.

Vote on Motion:

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

Motion passed 8-0-0

C. Case #19024 - 6th Amendment to the Creekmoor Memorandum of Understanding (public hearing)

Steve Warger, with Renaissance Infrastructure Consulting, representing Cooper Land Development Inc., presented the request.

Mr. Warger indicated the request is to amend the current Preliminary Plan for the Creekmoor Subdivision by removing an area of two-family designation and replacing it with a single-family designation. The area is located along Madison Street in the southeast corner of the subdivision.

Mr. Warger stated the proposal would be smaller sized single-family lots. The idea would be to reduce the price-point of the homes. Cooper Land Development would build the infrastructure. The first phase will have approximately 40 lots.

Commissioner Urquilla asked if the change of land use designation was the idea of Cooper Land Development or Summit Custom Homes.

Mr. Warger stated it was a combination of both. Summit Homes believes there is a demand for this product.

Jim Cadoret presented the staff report.

Mr. Cadoret stated an amendment to the Creekmoor Preliminary Plan and Memorandum of Understanding requires a public hearing and he entered into the record the notice of publication in The Journal newspaper, the Unified Development Code, the Growth Management Plan, the Staff Report and the proposed 6th Amendment to the MOU.

Mr. Cadoret stated there are three specific changes proposed to the MOU. First, the request would modify the Preliminary Development Plan dated 6/2/2006 by removing the two-family dwelling unit land use designation for 17.5 acres located on the west side of Madison Street, south of the maintenance building for Creekmoor, and replacing it with a single-family dwelling unit designation. Second, the amendment would modify the proposed land use summary table for the subdivision. Third, the amendment establishes a new Exhibit H Page 2 in the MOU by providing development standards for single-family dwelling units on Gallery style lots, which is the lot style proposed for the 17.5 acre phase in Creekmoor.

Mr. Cadoret indicated there have been five previous amendments to the Creekmoor MOU, with two amendments removing other multiple and two-family land use areas initially proposed in Creekmoor.

Mr. Cadoret indicated staff has submitted proposed findings of fact for the application and staff recommends the Commission accept the staff proposed findings of fact and forward the request to the City Council with a recommendation for approval.

Chairman Faulkner opened the public hearing at 7:19 p.m.

There were no public comments.

Chairman Faulkner closed the public hearing at 7:19 p.m.

Commissioner Wiggins asked staff if in the future Cooper Land Development could request a change in the land use designation for the remaining areas on the Creekmoor Preliminary Plan designated for two-family units.

Mr. Cadoret said a request could be submitted that would follow the same public hearing review process.

Commissioner Wiggins asked if there was any requirement to include a certain percentage of two-family units.

Mr. Cadoret indicated there is no requirement to maintain any two-family dwelling unit areas.

Commissioner Wiggins asked if the proposed homes were to be sold as owner occupied units similar to other phases of Creekmoor.

Mr. Cadoret stated that is the intent of Cooper Land Development and Summit Homes.

Mr. Warger concurred these would be sold as owner occupied units.

Commissioner Urquilla indicated that with the access road off of Madison Street is changing slightly and asked if that would have any impact on the land use to the south.

Mr. Cadoret stated nothing changes other than the requested land use. The land use to the south is a single-family home on acreage.

Chairman Faulkner asked if the subject area were zoned R-2 would both single-family and two-family homes be permitted.

Mr. Cadoret indicated that R-2 would allow either single or two-family homes.

Chairman Faulkner asked if Cooper Land Development could build single-family homes if they choose to in the subject area.

Mr. Cadoret indicated they could not without amending the Preliminary Plan to designate the area for single-family, which is the basis of the request now before the Commission.

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to accept the staff proposed findings of fact and forward case #19024, 6th Amendment to the Creekmoor Memorandum of Understanding, to the City Council with a recommendation for approval.

Vote on Motion:

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

Motion passed 8-0-0.

8. City Council Report

Mr. Enterline provided a review of the October 28, 2019 Council meeting.

9. Staff Report

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission.

Assistant Public Works Director Greg Rokos provided an update on the status of the installation of a culvert to allow Bristol Drive in the Brookside subdivision to be completed.

10. Public Comment

No public comment.

11. Commission Member Comment

Mayor Turnbow provided an update on activities that have occurred within the community, including the MoDOT proposed improvements along 58 Highway at Prairie Lane and Ward Road.

Commissioner Fizer reminded Commissioners of the Mayor's Tree Lighting event scheduled for Nov. 26.

Commissioners thanked staff for its work.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to adjourn the November 19, 2019 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 8-0-0.

The November 19, 2019 meeting adjourned at 7:38 p.m.

Respectfully submitted,

Jim Cadoret