

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, DECEMBER 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, MELODIE ARMSTRONG, ERIC BOWIE, CALVIN ACKLIN, MATTHEW WIGGINS AND MAYOR KRIS TURNBOW. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR JIM CADORET AND ASSISTANT PUBLIC WORKS DIRECTOR GREG ROKOS.

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 November 19, 2019 meeting.**

**Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to accept the November 19, 2019 minutes.**

**Vote on Motion:**

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

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

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

**A. Case #19026 - Westgate Final Plat**

Development Services Director Jim Cadoret provided the staff report.

Commissioner Wiggins asked if Westgate Drive would have standard curb and gutter or if there would be side ditches.

Assistant Public Works Director Greg Rokos stated the road would have standard curb and gutter, with side ditches only being where Westgate Drive would connect with Kentucky Road.

Commissioner Wiggins asked if the street gutters would discharge water out to the fields.

Mr. Rokos stated the discharge would initially be to the fields but ultimately tie into a storm water system created as the adjacent lots develop.

Chairman Faulkner asked if Belton was consulted about the project.

Mr. Cadoret stated yes, but all of the work on the project will be done on the Raymore side of Kentucky Road. He indicated there is no impact on the City of Belton responsibility on Kentucky Road.

Chairman Faulkner asked if the existing Kentucky Road access onto 58 Highway would remain.

Mr. Cadoret stated the access will remain for now. He stated the City is planning on having a traffic study completed along 58 Highway in 2020. The study will review traffic flow at the intersection of Kentucky Road and 58 Highway.

Commissioner Wiggins asked what would happen with the remnant pieces of land on the west side of Westgate Drive.

Mr. Cadoret stated the land will need to be properly maintained by the property owners.

Commissioner Urquilla asked about the ownership of the remnant pieces of land on the west side of Westgate Drive.

Mr. Cadoret stated long term the remnant tracts should be incorporated into redevelopment that will occur west of Westgate Drive. Short term the current landowners will be responsible to maintain.

Commissioner Urquilla asked if the existing roads in Foxwood Springs that now dead-end into the proposed area would be extended to the Westgate plat.

Mr. Cadoret stated the roads are private and will not be extended into the plat area.

Commissioner Bowie asked for clarification on the island proposed where Kentucky connects to Westgate Drive.

Mr. Rokos provided an explanation that the island will be mountable by vehicles and only used to direct northbound traffic from Kentucky Road onto Westgate Drive.

Mayor Turnbow discussed the initial design of the intersection of Kentucky Road and Westgate Drive and indicated the City of Belton and City of Raymore staff worked together to create the proposed design.

**Motion by Commissioner Urquilla, Seconded by Commissioner Acklin, to accept the staff proposed findings of fact and forward Case #19026, Westgate Final Plat, to the City Council with a recommendation of approval.**

**Vote on Motion:**

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

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

## 8. City Council Report

Mr. Cadoret provided a review of the November 25, 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

Commissioner Armstrong indicated she was moving out of state and was resigning her position as a Planning and Zoning Commission member.

Mayor Turnbow provided an update on discussions City Council had regarding a no-tax increase bond issue in 2020.

## 12. Adjournment

**Motion by Commissioner Armstrong, Seconded by Commissioner Petermann, to adjourn the December 3, 2019 Planning and Zoning Commission meeting.**

### Vote on Motion:

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

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

The December 3, 2019 meeting adjourned at 7:41 p.m.

Respectfully submitted,

Jim Cadoret