

49*THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JUNE 16, 2020**, IN THE HARRELSON ROOM OF CENTERVIEW, 227 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, ERIC BOWIE, MATTHEW WIGGINS, CALVIN ACKLIN, JEREMY MANSUR AND MAYOR KRIS TURNBOW. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY PLANNER KATIE JARDIEU, AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Faulkner called the meeting to order at 7:01 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 February 18, 2020 meeting.**
 - b. **Case #20006 - Brookside 10th Replat of Tracts X & Y**
 - c. **Case #20007 - Eastbrooke at Creekmoor 1st Plat - Final Plat**

Motion by Commissioner Urquilla, Seconded by Commissioner Acklin, to approve the consent agenda.

Vote on Motion:

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

Motion passed 9-0-0.

6. **Unfinished Business - None**
7. **New Business -**
 - a. **Case #20003 - Foxwood Springs Tract Rezoning (public hearing)**

Will Nulton, representing Husch Blackwell for American Retirement Corporation, presented the request to the Commission, highlighting the 4 acre tract and its relation to the overall Foxwood Springs development.

City Planner Katie Jardieu provided the staff report.

Ms. Jardieu stated the request is to reclassify the zoning of 4 acres located to the north from the current "A" Agricultural District zoning to "PUD" Planned Unit Development zoning so that the property is in line with the overall development of Foxwood Springs. She stated the area is surrounded by residential property on the west.

Ms. Jardieu stated the remaining property would remain zoned "A" and is not part of the rezoning.

Ms. Jardieu entered into the record the notices mailed to adjoining property owners; the notice of publication in The Journal; the Unified Development Code; the application submitted; the Growth Management Plan; the staff report; the proposed development plan; and the comments submitted by residents.

Chairman Faulkner opened the public hearing at 7:11 p.m.

Cathy Davis, 507 Winslow, expressed her knowledge of the history of the property and dealing with the Disciples of Christ church. She felt the area should be made available as a park which is what the church originally desired. Ms. Davis also expressed concern that if Foxwood Springs development was sold, as previously understood, then the "A" property would likely be further developed and not remain "A".

Robert Schmidt, 505 Winslow, expressed his concern for the request. He wanted to know what could be done with "PUD" zoning as well as what would happen with the current buffer that is in place behind the houses on Winslow.

Ronald Grant, 503 Winslow, shared his concern for the buffer removal as well. He also reiterated his comments about the surveyor's confusion as to who had hired him and what project he was working on. The surveyor had confusion and Mr. Grant then wanted to know if a road was proposed to go in behind the houses.

Chairman Faulkner closed the public hearing at 7:25 p.m.

Ms. Jardieu addressed Mr. Grant's comments concerning the surveyor, stating that the surveyor was hired by the city for the sewer project as well as hired by the applicant and this was stated at the Good Neighbor meeting earlier in the year. Ms. Jardieu also addressed the concern about what could be done on the 4 acres that is being rezoned, stating that the applicant would need to bring a plan to the Commission. In terms of a road being built, the property ends at a residential lot and therefore a road is not feasible in this location behind the single family housing at Harold Estates. If the other acreage that is not being rezoned would be developed, it would need to come back before Planning Commission to be rezoned and another Good Neighbor meeting and Public Hearing

Chairman Faulkner asked about the lot in yellow to the west of Foxwood Springs, and if this lot had any action being taken in regards to Kentucky Road.

Commissioner Urquilla stated that he didn't feel any action could be taken into consideration since that is not a part of this rezoning request.

Commissioner Wiggins added that Foxwood Springs is not allowing the City to connect to their roads and they intend for their roads to remain private without connection.

Mr. Nulton then addressed the question about future development and stated that nothing was changing and this was an effort to bring the maintenance shed into the rest of the development and clean up the lot line.

Chairman Faulkner then asked that Mr. Nulton's name be spelled consistently and correctly throughout the staff report.

Mayor Turnbow asked if there was any intention for future improvements on the property and what the purpose of the rezoning was.

Mr. Nulton answered stating that while there are no intentions for improvements, there was initially an interest in selling the property and the buyer needed it to be zoned together.

Mayor Turnbow then followed up saying that the property is not going to change uses.

Commissioner Bowie stated the change in zoning does enhance the value of the property.

Commissioner Wiggins went over the process for making any changes or improvements which involves the applicant coming back to the Planning Commission and City Council.

Commissioner Urquilla asked if the 4 acres could be sold with the rest of the PUD and if it could be separated out from everything. He also asked what the purpose of retaining the rest of the agriculturally zoned property.

Ms. Jardieu stated that the property needs to be rezoned and could not be separated because it would not meet the City's standards for "A" zoning.

Mr. Nulton then stated he did not know what the company he represented wanted to do with the rest of the agriculture land.

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to accept the staff proposed findings of fact and forward Case #20003: Foxwood Springs Tract Rezoning to the City Council with a recommendation of approval.

Vote on Motion:

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

Motion passed 8-1-0.

Commissioner Fizer commented she voted against the motion as she has concerns with more of the development being rezoned last.

b. Case #20005 - Original Town Block 8 Alley Vacation

Development Services Director Jim Cadoret presented the staff report. He indicated Block 8 is the location of T.B. Hanna Station Park.

Mr. Cadoret stated the request was to vacate an alley so that there was no legal right for others to drive through it. The utility easement would remain in place. The site plan for T.B. Hanna did anticipate this vacation.

Mr. Cadoret stated staff submitted proposed findings of fact on the alley vacation and recommends the Commission accept the proposed findings and forward Case #20005: Original Town Block 8 Alley Vacation to the City Council with a recommendation of approval.

Commissioner Urquilla asked how we got this far into the process without the vacation.

Mr. Cadoret stated it wasn't a necessity as it was not likely that someone would actually drive over the alley, but would help clean it up.

Chairman Faulkner opened the public hearing at 7:49 p.m.

No public comments.

Chairman Faulkner closed the public hearing at 7:50 p.m.

Motion by Commissioner Wiggins, Seconded by Commissioner Bowie, to accept the staff proposed findings of fact and forward Case #20005: Original Town Block 8 Alley Vacation to the City Council with a recommendation of approval.

Vote on Motion:

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

Motion passed 9-0-0.

c. Case #20011: Growth management Plan Annual Review and Update

Ms. Jardieu highlighted the changes made within the Land Use map.

Chairman Faulkner opened the public hearing at 7:54 p.m.

No public comments.

Chairman Faulkner closed the public hearing at 7:55 p.m.

Chairman Faulkner asked about a specific portion of the Land Use map at Sunset and 58 highway that should be changed as well.

Ms. Jardieu stated she would take a look further.

Commissioner Bowie asked about the traffic study that was mentioned and if the Planning Commission would get a presentation.

Ms. Jardieu stated staff has not gotten the final study but would make a presentation when finalized.

Mayor Turnbow then brought the Planning Sustainable Places grant initiative to the attention of Commissioners and asked Mr. Cadoret to go over the grant.

Mr. Cadoret differentiated between the two studies and that the City wanted to create a base study for Dean Avenue and 58 Highway and then as developers come in they can supplement the study.

Similarly the City, with Grandview and Belton, are participating in a grant study application for a study of alternative methods and connecting the communities along the I-49 corridor.

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to accept the staff recommended changes and approve the updates to the Growth Management Plan.

Vote on Motion:

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

Motion passed 9-0-0.

8. City Council Report

City Attorney Jonathan Zerr provided a review of the following Council meetings:

- February 24 - Sunset Plaza public hearing
- March 11 - 2nd Reading of Sunset Plaza which was approved
- March 23 - Council allowed the Mayor to issue a state of emergency regarding COVID-19
- April 13 - no Planning Commission items were presented
- April 27 - Council extended the Mayor's State of Emergency
- May 11 - GeoBond discussion
- June 8 - no Planning Commission items were presented

9. Staff Report

Ms. Jardieu provided an update that the Board of Appeals met this evening at 6:00 p.m. and denied a variance request for a privacy fence at the lot line by a 3-2 vote.

10. Public Comment

No public comment

11. Commission Member Comment

Commissioner Wiggins was glad to see everyone and thanked staff for the help with some public safety items and would like to note that he will remember what was stated tonight regarding the rezoning for the future to help ease Commissioner Fizers concerns

Commissioner Bowie thanked staff for the updates

Commissioner Fizer appreciated Commissioner Wiggins comments.

Commissioner Acklin thanked everyone for the information and for the management plan. He also appreciates the parks in the City.

Commissioner Urquilla appreciated seeing everyone and all the City is doing. Happy Father's Day to all dads as well.

Commissioner Mansur thanked everyone for the appointment through at least the end of October

Mayor Turnbow highlighted the GO Bond issue for the ballot and how the City will be getting information disseminated and what the money would go towards if passed. He also stated meetings would be transitioning back to City Hall in July.

Chairman Faulkner thanked staff for setting everything up in Centerview to keep the meetings going. He also thanked the Commissioners. Lastly he discussed an article from the Kansas City Star in the June 3rd edition regarding residents raising chickens in urban areas.

12. Adjournment

Motion by Commissioner Wiggins, Seconded by Commissioner Acklin, to adjourn the June 16, 2020 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 9-0-0.

The June 16, 2020 meeting adjourned at 8:29 p.m.

Respectfully submitted,

Katie Jardieu