

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JULY 7, 2020**, IN THE COUNCIL CHAMBERS, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, MATTHEW WIGGINS, CALVIN ACKLIN, JEREMY MANSUR AND MAYOR KRIS TURNBOW. ABSENT WAS ERIC BOWIE. 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 7:00 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 June 16, 2020 meeting.**

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

Vote on Motion:

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

Motion passed 8-0-0.

6. **Unfinished Business - None**
7. **New Business -**
 - a. **UDC Annual Review**

City Planner Katie Jardieu provided a summary of the proposed UDC changes. The first and second changes proposed are to change all instances of ‘Community Development Director’ and ‘Community Development Department’ to ‘Development Services Director’ and ‘Development Services Department’ as the title was changed in November 2018. The third proposed change is to incorporate the new Rules of Procedure adopted by the Commission in February 2020. The fourth proposed change is to allow the Board of Adjustment to revoke a variance for failure to comply with all conditions. The fifth proposed change is to conform with the latest addition of the Kansas City Metropolitan APWA specifications regarding street dimensions and design criteria. The sixth proposed change is to establish within the Rural Estate district the same fence requirements as those that exist for Agriculture zoned lots. The seventh proposed change is to state that only one copy of a plat is needed for recording. The eighth proposed change is to clarify that individual tenants are allowed to have a temporary sign. The ninth proposed change clarifies that swimming pools, spas,

and hot tubs must be five feet from the property line as stated in other sections of the UDC. The tenth and eleventh proposed changes would allow menu boards at drive-thru restaurants up to 42 square feet in the sign copy area, which is consistent with the largest in the city to date. The twelfth proposed change highlights architectural design guidelines for trash and recycling screening. The thirteenth proposed changes determine architectural guidelines for single family attached and multifamily housing.

Commissioner Urquilla asked if current satellite equipment on roofs would be grandfathered in. Ms. Jardieu stated they would be unless they made changes over 50% of the valuation or changed location then they would need to come into compliance with the new code should it become an amendment.

Commissioner Faulkner asked what the intention behind the prohibited material of plywood sheeting is and if T1-11 siding would be included. He stated he didn't think this was the intention but if more specific language could be included please.

The fourteenth proposed change states that the facade of buildings must utilize three feet of masonry stone, brick or similar material. The fifteenth proposed change is the definition of EIFS as a masonry material.

The last item in the annual UDC review is that staff would like to further research the Park Land dedication ratio and then have a more informed discussion at a later date.

Commissioner Faulkner stated the review seemed reasonable, particularly with the noted areas having further specification.

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to direct staff to proceed with drafting a 32nd amendment to include changes suggested by staff and Planning Commissioners and to proceed with further research regarding park land dedication.

Vote on Motion:

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

Motion passed 8-0-0.

8. City Council Report

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

June 22 - no Planning Commission items were presented

9. Staff Report

Ms. Jardieu provided an update of the Development Services monthly report that Compass Health was going vertical with steel construction and the opening of Schlotzsky's.

10. Public Comment

No public comment

11. Commission Member Comment

Mayor Turnbow stated that the next meeting would also be Election Day. He asked that commissioners review the G. O. Bond and what the money is going towards. There are a series of both traffic and road projects as well as park projects that would be allocated money should the G. O. Bond be passed.

12. Adjournment

Motion by Mayor Turnbow, Seconded by Commissioner Acklin, to adjourn the July 7, 2020 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 8-0-0.

The July 7, 2020 meeting adjourned at 7:42 p.m.

Respectfully submitted,

Katie Jardieu