

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, AUGUST 4, 2020**, IN CITY COUNCIL CHAMBERS, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, ERIC BOWIE, CALVIN ACKLIN, JEREMY MANSUR AND MAYOR KRIS TURNBOW. ABSENT WAS MATTHEW WIGGINS. 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 July 7, 2020 meeting.**
 - b. **Case #20013 - Dean Avenue Extension ROW - Final Plat**

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

Vote on Motion:

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

Motion passed 7-0-1.

6. **Unfinished Business - None**
7. **New Business -**
 - a. **Case #20009 - Oak Ridge Farms - Rezoning (public hearing)**

Shawn Duke, from Snyder and Associates, representing property owner Sean Siebert, presented the request to the Commission, highlighting the plan as an expansion of the successful Heritage Hills subdivision to the West. There will be a planned walking trail around the detention pond to the south.

Mayor Turnbow asked the size of the duplex with regard to square footage and bedrooms. Mr. Snyder did not have the elevations with him, but spoke to the fact that they were 60 foot wide duplexes and were in the 1200 to 1500 square foot range. There is a slightly larger layout that is 1300-1400. The home is a new starter home that is slightly smaller to reach the affordability level. Mayor Turnbow stated that the intent seems to be the same as what was described as part of the Master Plan for Heritage Hills.

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

No public comments were made.

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

City Planner Katie Jardieu provided the staff report.

Ms. Jardieu stated the request is to reclassify the zoning of 23.8 acres located to the east of Heritage Hills from the current "R-1" Single-Family Residential zoning to "PUD" Planned Unit Development zoning to allow for single and two family housing.

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.

Ms. Jardieu stated that this new development requires park land dedication or a potential fee-in-lieu payment. The developer is constructing and maintaining an 8 foot trail around the detention pond that exceeds the potential fee-in-lieu payment.

Commissioner Faulkner asked for clarification that the detention pond that the trail will go around is not currently built. Ms. Jardieu confirmed that the detention pond will be built as well.

Commissioner Urquilla asked how many additional residents would potentially be added to the city and if there is a traffic impact, specifically on Highway 58. Ms. Jardieu stated that using the park land dedication calculation of approximately 2.8 occupants per unit, it would be roughly 110 additional residents. In terms of traffic, the subdivisions will have 2 entrances/exits and that there were no current plans to make accommodations to Highway 58.

Motion by Mayor Turnbow, Seconded by Commissioner Urquilla, to accept the staff proposed findings of fact and forward Case #20009: Oak Ridge Farms Rezoning to the City Council with a recommendation of approval.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Absent
Commissioner Bowie	Aye
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:

July 13 - first reading of: Foxwood Springs, Original Town Alley Vacation, Eastbrook at Creekmoor, Brookside Replat of Tracts X & Y

July 27 - no Planning Commission items were presented

9. Staff Report

Mr. Cadoret detailed upcoming items including” the Capital Improvement Projects Review, UDC Amendment and Small Cell Wireless ordinance. The census is nearing completion and Raymore has a 78% response rate.

10. Public Comment

No public comment

11. Commission Member Comment

Commissioner Bowie thanked staff for the updates and was glad to be back.

Commissioner Fizer asked everyone to be safe.

Commissioner Acklin thanked staff for the updates.

Commissioner Urquilla appreciated how easy voting at Centerview was and they have enjoyed the new Rec playground.

Commissioner Petermann thanked staff for the updates.

Commissioner Mansur thanked staff for the updates.

Mayor Turnbow stated votes for the G.O.Bond were likely in and to keep fingers crossed.

Chairman Faulkner thanked staff for setting everything up, including the partitions in the room, to keep the meetings going.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Fizer, to adjourn the August 4, 2020 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 8-0-0.

The August 4, 2020 meeting adjourned at 7:37 p.m.

Respectfully submitted,

Katie Jardieu