

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, AUGUST 18, 2020**, IN CITY COUNCIL CHAMBERS, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, MATTHEW WIGGINS, ERIC BOWIE (arrived at 7:14 p.m.), KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, CALVIN ACKLIN AND MAYOR KRIS TURNBOW. ABSENT WAS JEREMY MANSUR. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU.

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** - Chairman Faulkner requested to move Case #20016 - The Prairie of the Good Ranch - Final Plat to the Regular Agenda for discussion

Motion by Commissioner Faulkner, Seconded by Mayor Turnbow, to move case #20016 - The Prairie of the Good Ranch - Final Plat to New Business on the 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	Absent
Mayor Turnbow	Aye

Motion passed 7-0-0.

- a. **Approval of the minutes of the August 4, 2020 meeting.**

Motion by Commissioner Wiggins, Seconded by Commissioner Urquilla, to approve the minutes of the August 4 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	Absent
Mayor Turnbow	Aye

Motion passed 7-0-0.

6. Unfinished Business - None

7. New Business -

a. Case #20016 - The Prairie of the Good Ranch - Final Plat

City Planner, Katie Jardieu, gave an overview of the staff report, highlighting that the reason for the replat was to account for the Southern Star pipeline easement. It was originally thought to be 50 feet, but Southern Star has stated it needs to be 66 feet. The streets for the subdivision were completed and accepted by the City on July 27, 2020.

Chairman Faulkner asked that the dates on the plat be changed to reflect the current date and revisions of the map. He also asked if the new cul-de-sac design, that was constructed, be included on the map, including the island design from UDC Code 445.030.110C. Ms. Jardieu responded that the cul-de-sac design was grandfathered in, however the developer went ahead and constructed the new design and the roads have been accepted.

Mayor Turnbow agreed with Chairman Faulkner and sought more explanation regarding the islands as he didn't see them when on site. Ms. Jardieu stated that Public Works reported that there was an island and the roads have been accepted. Mayor Turnbow stated that due to the smaller size of the cul-de-sac that he didn't see them and would like confirmation that the islands are present and the plat reflect true conditions.

Chairman Faulkner stated the motion could include updating the dates where appropriate and also suggest that the actual condition of the cul-de-sac be reflected on the plat. Both Mayor Turnbow and Ms. Jardieu agreed that this was a reasonable request.

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to accept the staff proposed findings of fact and forward Case #20016 - The Prairie of the Good Ranch - Final Plat Lots 1-65 and Tracts A-E with a recommendation of approval subject to the condition that the map reflect the amended date and to include the required design of the cul-de-sac if needed, or to reflect that it was grandfathered in.

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	Absent
Mayor Turnbow	Aye

Motion passed 7-0-0.

Commissioner Bowie arrived at 7:14 pm.

8. City Council Report

Ms. Jardieu provided a review of the following Council meetings:

- July 27 - appointment of Simon Casas to the Park Board
- recommendation of appointment of Reginald Townsend to the Kansas City Area Transportation Authority by the Board of County Commissioners

- Establishing a stop sign at Foxridge Drive and 163rd Street
- Award of the Willowind Gravity Sewer contract
- Support of application to MHDC for Grant Park Villas
- Dean Avenue extension Right-of-Way Final plat

9. Staff Report

Ms. Jardieu stated that the July staff report was the same from the previous Aug 4th meeting. As an additional note though, Westgate Drive is being striped and will be completed and open by the end of the week. Harold Estates sewer will be started soon as well.

Mayor Turnbow added that the resolution going to the county from City Council regarding the appointment of Reginald Townsend to KCAC will be forwarded to the state Senate for approval. Economic development and with I-49 it warranted Cass County being represented on the KCATA Board. There was a reconfiguration of the budget but no tax levy increase is proposed. The Willowind sewer contract has been awarded and is a big deal and exciting. It will allow for removal of the Harold Estates lift station. Grant Park Villas will receive a letter of support from the Council as done previously. The election has been declared and the City is moving forward with the G. O. Bond. The first award will be approximately \$9 million, as will the second award. The third award will then be approximately \$5.5 million.

10. Public Comment

No public comment

11. Commission Member Comment

Commissioner Bowie thanked staff for the update and apologized for being late.

Commissioner Fizer asked everyone to be safe.

Commissioner Acklin thanked staff for the updates.

Commissioner Urquilla appreciated Chairman Faulkner bringing the plat items to everyone's attention.

Commissioner Petermann thanked staff for the updates.

Commissioner Wiggins thanked staff for the updates.

Mayor Turnbow appreciated everyone attending the meeting at somewhat of a last minute as the applicant is looking to move forward with building.

Chairman Faulkner thanked the staff.

12. Adjournment

Motion by Commissioner Wiggins, Seconded by Commissioner Urquilla, to adjourn the August 18, 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	Absent
Mayor Turnbow	Aye

Motion passed 8-0-0.

The August 18, 2020 meeting adjourned at 7:26 p.m.

Respectfully submitted,

Katie Jardieu