

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, OCTOBER 20, 2020**, IN CITY COUNCIL CHAMBERS, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, MATTHEW WIGGINS, ERIC BOWIE, KELLY FIZER, JIM PETERMANN, MARIO URQUILLA, CALVIN ACKLIN, AND MAYOR KRIS TURNBOW. COMMISSIONER JEREMY MANSUR WAS ABSENT. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, 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 October 6, 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	Aye
Commissioner Acklin	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Commissioner Mansur	Absent
Mayor Turnbow	Aye

Motion passed 8-0-0.

6. Unfinished Business - None

7. New Business -

a. Case #20019 - North Cass Plaza - Preliminary Plat (public hearing)

Public hearing opened at 7:05 pm.

Dave Otis, the applicant, gave a brief overview of Tract 9 and the history regarding the preliminary plat which expired due to lack of advancement. He stated that he was interested in now doing a very basic preliminary plat and would come back later with details and subdividing of the area when tenants request it. The area would likely be developed in three phases.

Katie Jardieu, City Planner, presented the staff report identifying the area as appropriate for commercial and business development with some park land as shown in the Growth Management Plan. The Major Street Plan identifies Dean Avenue and North Cass Parkway as minor arterial roads. One property owner was notified regarding the action, but he did not call to discuss or schedule a

meeting regarding the application. Past actions on the property include: the property was preliminary platted in March 2014 and expired in March 2019, Dean Avenue right-of-way and extension were previously platted and recorded in August of this year and construction has started. Ms. Jardieu also stated that no buildings were being proposed at this time and should the applicant seek to build any, he would need to come back before the Planning Commission with any changes to the preliminary plat. Pedestrian safety and connectivity would also be evaluated when a site plan was presented to show the layout of lots and buildings. Any future subdivision of the lots would need Planning Commission approval.

Ms. Jardieu stated that staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #20019 - North Cass Plaza - Preliminary Plat to the City Council with a recommendation of approval.

Chairman Faulkner provided an opportunity for any public present to speak, seeing none the public hearing was closed at 7:11 pm.

Commissioner Faulkner asked if the Engineering Memo needed clarification since it referenced more lots than were present on the preliminary plat. Mayor Turnbow stated he did not see a difference between the previously approved preliminary plat and this current application and would defer to Development Services. Ms. Jardieu stated that this referenced more defined areas in regards to Engineerings comments but that the memo would be updated for consistency.

Motion by Commissioner Uquilla, Seconded by Commissioner Wiggins, to accept staff proposed findings of fact of case #20019 North Cass Plaza Preliminary Plat and forward to City Council with a recommendation of approval subject to instructions to staff to make any necessary changes to the Engineering memo.

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.

b. Case #20020 - North Cass Plaza - Final Plat

Dave Otis, the applicant, gave a brief overview of the final plat stating it was the same as the preliminary plat with nothing further to add..

Katie Jardieu, City Planner, presented the staff report identifying that this was the same as the preliminary plat. Ms. Jardieu also stated that due to previous discussion, the Engineering Memo would be updated to remain consistent.

Ms. Jardieu stated that staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #20020 - North Cass Plaza - Final Plat to the City Council with a recommendation of approval subject to the condition of approval.

Motion by Commissioner Bowie, Seconded by Commissioner Urquilla, to accept staff proposed findings of fact of case #20020 North Cass Plaza Final Plat and forward to City Council with a recommendation of approval subject to the applicant submitting construction drawings with coordinating lot numbers.

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.

c. Case #20015 - UDC 33rd Amendment (public hearing)

Public hearing opened at 7:21 pm.

Katie Jardieu, City Planner, presented the staff report identifying the 17 items that were being changed and/or added.

Ms. Jardieu stated that staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #20015 - UDC 33rd Amendment to the City Council with a recommendation of approval.

Chairman Faulkner provided an opportunity for any public present to speak, seeing none the public hearing was closed at 7:26 pm.

Commissioner Bowie asked for clarification on what was discussed for unexcused as opposed to excused absences. Ms. Jardieu stated that the discussion led to any notification of an absence made is excused. However, if a commissioner was sick and unable to notify staff that they are ill and need to miss multiple meetings that staff would still consider that excused. Ultimately it would be up to the Mayor to decide and bring unexcused absences to the Commissioners attention.

Commissioner Fizer asked for clarification on the prohibited building materials listed in Section 13. Ms. Jardieu stated that it was felt these materials were not as hardy and did not age as well as more substantial materials. Commissioner Fizer stated she was always looking for innovative building design and felt corrugated or painted metal might be acceptable. Ms. Jardieu stated, in her experience people have wrapped metal in a type of vinyl or material for a wood grain look and that would not necessarily fall under the prohibited materials.

Motion by Commissioner Bowie, Seconded by Commissioner Wiggins, to accept staff proposed findings of fact of case #20015 UDC 33rd Amendment and forward to City Council with a recommendation of approval with noted corrections to Section 10.

Vote on Motion:

Chairman Faulkner	Aye
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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.

8. City Council Report

City Attorney Jonathan Zerr provided a review of the Council meeting from October 12th meeting:

- Second Reading of Parkside Rezoning which was approved.
- UDC 32nd Amendment for small wireless was approved.

9. Staff Report

Mr. Cadoret stated that the Saddlebrook application has been placed on hold by the developer. The November 3rd meeting is cancelled, which is also Election Day. Commissioners will also have back-to-back meetings on November 16th and 17th. November 16th will be a joint meeting with all other Boards and Commissions to go over the Strategic Plan and the 16th will be the Community America Credit Union Site Plan.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Bowie thanked the staff.

Commissioner Fizer thanked the staff

Commissioner Acklin thanked the staff.

Commissioner Urquilla thanked Attorney Zerr and staff.

Commissioner Petermann thanked the staff.

Commissioner Wiggins thanked the staff.

Mayor Turnbow thanked staff and thanked the Commissioners for their keen eye. He also mentioned that the Ward Road RFP would be going out soon and the entire GO Bond project is moving along. Staff is working closely with MoDOT to coordinate and minimize headaches. It will not be entirely eliminated but we are doing what we can to greatly help the inevitable.

Chairman Faulkner thanked the staff.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to adjourn the October 20, 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 October 20, 2020 meeting adjourned at 7:50 p.m.

Respectfully submitted,

Katie Jardieu