

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, DECEMBER 1, 2020**, IN HARRELSON HALL AT CENTERVIEW, 227 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN MATTHEW WIGGINS, WILLIAM FAULKNER, KELLY FIZER, JEREMY MANSUR (via video conference), JIM PETERMANN, MARIO URQUILLA, CALVIN ACKLIN, AND ERIC BOWIE (arrived at 7:02 p.m.). MAYOR KRIS TURNBOW WAS ABSENT. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, PUBLIC WORKS DIRECTOR MIKE KRASS, AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Wiggins called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Wiggins declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**
 - a. **Approval of the minutes of the November 17, 2020 meeting.**
 - b. **Approval of Case # 20024 - Raymore Commerce Center - First Plat**
 - c. **Approval of Case # 20025 - Raymore Galleria North Third Plat**

Motion by Commissioner Faulkner, Seconded by Commissioner Urquilla, to accept the consent agenda with the minutes as corrected.

Roll Call Vote on Motion:

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

Motion passed 7-0-0.

Commissioner Bowie arrived at 7:02 p.m.

6. **Unfinished Business - None**
7. **New Business -**
 - a. **Case #20023 - Park Side Subdivision - Preliminary Plat (public hearing)**

Chairman Wiggins opened the public hearing at 7:03 pm.

Mr. Joe Duffey gave an overview of the 155 acre property that is to the east of Creekmoor. The project will be all single family residential.

City Planner Katie Jardieu stated that the property was approved to be rezoned from “A” Agricultural District to “R-1P” Single Family Planned Residential District on October 28, 2020. Fifty-four property owners were notified of the Preliminary Plat and the required Good Neighbor Meeting held on

November 19, 2020. One neighbor attended the meeting to discuss drainage onto his property. The Engineering department has reviewed the application, Traffic Study and Stormwater Study and has determined the application and preliminary plat are in compliance with city standards. Ms. Jardieu also pointed out the 75-foot right-of-way for the extension of 163rd Street and the additional 50 feet of right-of-way for the extension of Sunset Lane. The Raymore-Peculiar School Board was given the preliminary plat and stated they were aware of the proposed development and did not have any concerns. The Raymore Parks and Recreation Board approved the land dedication and fee-in-lieu on June 23, 2020. Staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward case #20023 - Park Side Subdivision - Preliminary Plat to the City Council with a recommendation of approval subject to the two conditions recommended by staff.

Chairman Wiggins asked if any public would like to speak.

Ms. Pam Townsend of 1002 N. Madison asked when the construction was planned to start and when the surveying would be complete.

Robert Walquist, the engineer for the project, stated that construction for the first phase could potentially start in the Spring of 2021 and that surveys should be finished this week as they have some additional information to wrap up.

Commissioner Faulkner asked as to the plans for the pond currently on the property. Mr. Walquist answered that since the pond is not within the jurisdiction of the Army Corps of Engineers, it will be filled in and homes later potentially placed on it. Commissioner Faulkner then asked if the MOU or the Staff Report was correct in regards to the right-of-way of 163rd Street being sixty feet or eighty feet. Ms. Jardieu stated the MOU is correct that it is eighty feet of right of way for 163rd Street and sixty feet for Sunset Lane. Commissioner Faulkner then asked who was responsible for the portion of 163rd Street not shown on this preliminary plat. Ms. Jardieu stated that the property was under the ownership of Creekmoor and their responsibility to complete once they reached those phases. Commissioner Faulkner then repeated the question to Public Works Director Mike Krass. Mr. Krass stated that it was the responsibility of Creekmoor, however based on conversations with them it was not likely that they would develop that area for several more years and the City may step in to finish the road if needed. Commissioner Faulkner then repeated the question to City Attorney Jonathan Zerr. Mr. Zerr stated that Creekmoor had the extension of 163rd Street in that area as part of their MOU but if the City felt it needed to extend the street prior to that, then that would be up to the City.

Commissioner Bowie asked if connectivity between subdivisions through trail connections was taken into account. Ms. Jardieu stated that while sidewalk connections are taken into account, trails may not necessarily connect through subdivisions. She stated that would be looked into with the Strategic Plan updates that are underway.

Commissioner Urquilla asked about how these homes would affect traffic at 155th Street and Foxwood Drive. Mr. Krass stated that with the extension of Sunset Lane, the current roads have capacity to handle the subdivision. Additionally, based on the recent findings from the Traffic Study, Highway 58 within the City of Raymore functions at a level of service A and B which is unheard of for similar roads.

Chairman Wiggins closed the public hearing at 7:15 pm.

Motion by Commissioner Faulkner, Seconded by Commissioner Bowie, to accept staff proposed findings of fact and forward case #20023 Park Side Subdivision Preliminary Plat to City Council with a recommendation of approval, subject to the two conditions recommended by staff.

Roll Call Vote on Motion:

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

Motion passed 8-0-0.

8. City Council Report

City Attorney Jonathan Zerr provided a review of the Council meeting held on November 23rd.

9. Staff Report

Ms. Jardieu stated the staff report was in the Commissioners packets. One meeting date to note was that on December 15th the Planning Commission would be presented the new Strategic Plan initiative for their input and feedback. Additionally, all commissioners should have received instructions on their new city email address. The email address provides a legally compliant way for information requests to be answered without the divulgence of personal emails as well.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Bowie thanked the staff.

Commissioner Acklin thanked the staff.

Commissioner Urquilla thanked staff.

Commissioner Petermann thanked the staff.

Commissioner Fizer thanked the staff and shared two items. New public art is on display at TB Hanna Station and will be there for a few years before moving to another city as it is not a permanent exhibit. Also, the Mayor's Christmas Tree Lighting was going to be a virtual event so be on the look out for how to view it..

Commissioner Faulkner thanked everyone.

Commissioner Mansur thanked staff for making the video conferencing available.

Chairman Wiggins thanked everyone.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Petermann, to adjourn the December 1, 2020 Planning and Zoning Commission meeting.

Roll Call Vote on Motion:

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

Motion passed 8-0-0.

The December 1, 2020 meeting adjourned at 7:40 p.m.

Respectfully submitted,

Katie Jardieu