

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN VIRTUAL SESSION **TUESDAY, JANUARY 5, 2021**, IN HARRELSON HALL AT CENTERVIEW, 227 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH CHAIRMAN MATTHEW WIGGINS, CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, AND CITY ATTORNEY JONATHAN ZERR PRESENT. THE FOLLOWING COMMISSIONERS WERE PRESENT VIA ZOOM VIDEO CONFERENCE: WILLIAM FAULKNER, KELLY FIZER, JEREMY MANSUR, JIM PETERMANN, MARIO URQUILLA, AND MAYOR TURNBOW. COMMISSIONER BOWIE WAS ABSENT AND COMMISSIONER ACKLIN HAS RESIGNED.

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 December 1, 2020 meeting.**

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to approve the minutes.

Roll Call Vote on Motion:

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

Motion passed 6-0-1.

6. **Unfinished Business - None**
7. **New Business -**
 - a. **Case #20028 - Heartland Dental, 826 W. Foxwood Drive - Site Plan**

Mr. Judd Claussen of Phelps Engineering, gave an overview of the Heartland Dental office site plan to be built on Lot 3 of Raymore Market Center in front of Price Chopper.

City Planner Katie Jardieu gave an overview of the staff report, highlighting that there will be ample parking with 32 parking spaces and that the Engineering Division of Public Works has reviewed the application and determined it complies with City code requirements. One of the trees along Foxwood Drive will be removed, but will ultimately be replaced adjacent to the current location. The light poles currently on site will also remain and no additional lighting will be added, apart from building lighting. Four sided architecture is proposed as well as a five foot sidewalk to connect the site to the sidewalk along Foxwood Drive. No signs are approved with this site plan. An additional condition of approval

was also added, that the mechanical equipment will be screened from view prior to the certificate of occupancy being issued. The applicant has agreed to this condition.

Commissioner Faulkner stated that there was a discrepancy in one of the conditions of approval regarding the height of the electrical equipment screening. The report should read if it is over eight square feet then it should be screened. Ms. Jardieu stated this could be fixed and the eight square feet was correct, as opposed to the twenty-five feet stated.

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to accept staff proposed findings of fact and approve case #20028 Heartland Dental Site Plan, subject to the eleven conditions recommended by staff, as well as the additional condition that all electrical equipment shall be screened from view prior to issuance of a certificate of occupancy.

Roll Call Vote on Motion:

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

Motion passed 7-0-0.

8. City Council Report

City Attorney Jonathan Zerr provided a review of the Council meeting held on December 14th, all three items; Parkside Preliminary Plat, first reading of Raymore Galleria Plat, and Raymore Commerce Center Plat were all approved unanimously.

At the December 21st City Council meeting, the second reading of Raymore Galleria Plat and Raymore Commerce Center Plat were approved unanimously. Additionally, there was a first reading of the online Use Tax for the April ballot before the public.

9. Staff Report

Ms. Jardieu stated the November Development Services monthly report was in the Commissioners packets. The December monthly report was just finished and was emailed this morning. The January 19th Planning Commission meeting has been cancelled, however the February 2nd meeting has not yet been cancelled and staff will let them know as soon as possible.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Urquilla thanked staff and was remaining positive about 2021 as well as starting a new career this coming year.

Commissioner Petermann stated he hoped for a good 2021 and was remaining positive.

Commissioner Fizer thanked staff for setting up the meeting and hopes everyone stays safe.

Commissioner Faulkner thanked everyone and was glad the meeting went well virtually.

Commissioner Mansur thanked the staff and wished everyone a Happy New Year.

Mayor Turnbow thanked staff and commissioners for their due diligence and wished all a Happy New Year.

Chairman Wiggins thanked everyone and congratulated Commissioner Urquilla.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Mansur, to adjourn the January 5, 2021 Planning and Zoning Commission meeting.

Roll Call Vote on Motion:

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

Motion passed 7-0-0.

The January 5, 2021 meeting adjourned at 7:29 p.m.

Respectfully submitted,

Katie Jardieu