

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, MARCH 16, 2021**, IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN MATTHEW WIGGINS, WILLIAM FAULKNER, KELLY FIZER, JEREMY MANSUR, TOM ENGERT, JIM PETERMANN, ERIC BOWIE (arrived at 7:08 p.m.) AND MAYOR KRIS TURNBOW. ABSENT WAS MARIO URQUILLA. ALSO PRESENT WERE CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, AND ASSISTANT CITY MANAGER MIKE EKEY.

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 February 16, 2021 meeting.**

**Motion by Commissioner Faulkner, Seconded by Commissioner Petermann, to approve the minutes.**

**Vote on Motion:**

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

**Motion passed 7-0-0.**

**6. Unfinished Business - None**

**7. New Business -**

**a. Presentation on proposed Local Use Tax**

Assistant City Manager Mike Ekey reviewed the details of the proposed Local Use Tax, highlighting that the Local Use Tax is a 2.5% tax added to online businesses without a physical location in Raymore that do not charge sales tax, such as Amazon, and that it could allow nearly \$1 million in additional funds to employ police officers, public works employees, and Parks & Recreation workers. Mayor Turnbow added some information to Mr. Ekey's presentation about the Local Use Tax, and the need for it to pass.

Commissioner Engert questioned what the plan B is should this vote not pass?

Mr. Ekey responded that the focus is on the Use Tax passing. There will be several months during the summer should the tax not pass where the budget will be reviewed

and necessary changes can be made. Mayor Turnbow added that if the Use Tax does not pass, the City will have to look at what other infrastructure areas can be cut back on to be able to add necessary personnel, such as police officers and public works personnel.

Commissioner Bowie had a few questions.

**Q** - Why does the presentation include the need to grow an already satisfactory department?

Mr. Ekey responded that while we already have a high satisfaction level, the projected growth of Raymore will outpace the staff the City currently has. The Use Tax will ensure that the level of satisfaction of Raymore residents is maintained, and the added personnel employed from the Use Tax will help to get ahead of the downward satisfaction curve if the staff were not added soon enough. The Use Tax will also help to make sure that there will not be service cuts, and the city staff will be able to keep up with the growth of the city.

**Q** - What is the projected growth numbers that would spur the need for this to pass?  
City Planner Katie Jardieu stated that the growth has been conservatively projected at 1.8% per year.

## **b. Review of Completed Projects**

City Planner Katie Jardieu presented an overview of the staff report submitted to the Commission.

### **i. Raymore Activity Center - Site plan approved on November 15, 2016**

**Q** - *What aspects of the design do you like or dislike? Would you like to see design elements from this design, as well as Centerview, in other Parks projects as an element of continuity?*

a. After discussion amongst the Commissioners, the general consensus is that the Raymore Activity Center (RAC) should have the sidewalks completed per the approved plan, and should have beautification measures completed once the next building phase is complete. The Commissioners like the wood elements of the building, as well as the continuity between the RAC and Centerview, and encourage the use of these design elements in future Parks projects.

### **ii. Brightside Children's Center Expansion - Site plan approved on May 15, 2018**

**Q** - *Does this give the intended architectural relief? Do the different material types help achieve the design where there isn't relief?*

a. After discussion amongst the Commissioners, the general consensus is that the project expansion is architecturally the same as the plan drawings, and the different design elements and roof detailing give the impression of architectural relief. The Commissioners also agreed that the distance from the road was well planned for the facility, and that the building design maintains the architecture of the neighboring buildings nicely.

### **iii. Discover Vision Center - Site plan approved on July 18, 2017**

**Q** - *Do you like the mix of materials to help achieve the 4-sided design?*

a. The Commissioners discussed a few topics for this project. They agreed that the building has a modern exterior, and that it is appealing and fits in with the other buildings around it, especially the shopping strip at 58 Hwy and Dean Ave. The Commissioners also like how close the building is to 58 Hwy, and the trees planted around the trash dumpster area, as long as they continue to maintain the landscaping. Commissioner Bowie feels

that the entrance is somewhat odd, but overall agrees with the general consensus.

- iv. American Self Storage - Site plan approved on August 15, 2017
  - Q - Does the landscaping around the monument sign achieve the necessary result? Is landscaping at the monument base something the City of Raymore should continue to require?**
    - a. The general consensus by the Commissioners for this project is that the main building is too close to 58 Hwy, and the monument sign is insignificant and will be overgrown by the landscaping that has been planted around it unless maintained appropriately. They feel that the building architecture is too industrial and that the homeowners on each side of the property have cause to be unhappy with the tree removal/replanting along the east and west sides.
- v. Schlotzsky's - Site plan review by Commission not required
  - Q - Should the City require plan review when commercial or industrial sites have a change of use and/or when exterior changes are made to the building? What should the threshold be for Site Plan review while still remaining flexible to encourage development?**
    - a. Ms. Jardieu explained that Development Services staff maintain a right to approve designs with a less than 10% change to the building. After reviewing, a few Commissioners came to a conclusion that this building should have been brought to the Commission, as they feel that more than 10% of the building has been changed. The rest of the Commissioners did not feel that the building needed to have gone through Plan Review, although they questioned how much change is allowed within the 10% guideline. The commissioners agreed that the building is appealing looking, and that the transition was done well, but that in the future, the change in use of the building (ex., from a restaurant into a clothing retailer) should be taken into consideration when deciding to submit plans to Plan Review.
- vi. Compass Health - Site plan approved on December 17, 2019
  - Q - What aspects of the design are successful? Are there aspects to be improved?**
    - a. After discussion, the Commissioners agreed that the building fulfilled the plan, although Commissioner Wiggins stated that he would have liked to see the original plan completed and the pond on the property.

## 8. City Council Report

Development Services Director Jim Cadoret stated that there have been two meetings of Council since the Commission last met. The February 22nd agenda was very short, with no development items included. The March 8th meeting had one item of new business. The Planning Commission had given a favorable recommendation for the Alexander Creek phase 4 preliminary plat, and on March 8th, Council accepted the recommendation and unanimously approved the preliminary plat. They have started sitework, and will be required to come back to the Commission and Council for the final plat.

## 9. Staff Report

Ms. Jardieu stated that the single family homes are keeping in stride with last year. Scooter's Coffee is beginning to train employees and should be opening in around a week or so. The April 6th meeting has gotten two applications: Parkside - first phase final plat, and South Town Storage site plan review. April 12th is when Parkside will go before the City Council. There has been a plan submitted for part of the Carroll property on the What's Happening app. The Venue at the Good Ranch is continuing to

be reviewed, a final plat is still needed, but they are moving forward. The Sunset Plaza townhouses should be coming soon, they have to wait until April, but should be moving forward fairly quickly.

**10. Public Comment**

No public comment.

**11. Commission Member Comment**

Commissioner Bowie appreciates the information, no other comments or questions.

Commissioner Engert thanked the city staff, and will be encouraging voters on the Use Tax.

Commissioner Petermann had no comments this evening.

Commissioner Fizer enjoyed the Community Conversation a few weeks ago, and it's a good opportunity for people to speak their opinions.

Commissioner Faulkner thanked everyone, and informed everyone that Judy Goff has passed away, and shared a bit of history of her time with the City Council.

Commissioner Mansur thanked Mr. Ekey for the presentation for the Use Tax, thanked Ms. Jardieu, and city staff.

Chairman Wiggins thanked city staff, and stated that he enjoys this type of exercise to talk about finished projects.

Mayor Turnbow had no comments this evening.

**12. Adjournment**

**Motion by Commissioner Mansur, Seconded by Commissioner Petermann, to adjourn the March 16, 2021 Planning and Zoning Commission meeting.**

**Vote on Motion:**

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

**Motion passed 8-0-0.**

The March 16, 2021 meeting adjourned at 8:19 p.m.

Respectfully submitted,

Emily Jordan