

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, APRIL 6, 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, TOM ENGERT, JIM PETERMANN, ERIC BOWIE (arrived at 7:09 p.m.) AND MAYOR KRIS TURNBOW. ABSENT WAS MARIO URQUILLA AND JEREMY MANSUR. ALSO PRESENT WERE CITY PLANNER KATIE JARDIEU AND DEVELOPMENT SERVICES DIRECTOR JIM CADORET.

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 March 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	Absent
Mayor Turnbow	Aye

Motion passed 6-0-0.

6. **Unfinished Business - None**

7. **New Business -**

a. **Case # 21001: South Town Storage Site Plan**

Bill Breit - 4832 SW Leafwing Dr., Lee's Summit MO 64083 spoke as the owner/developer of the South Town Storage development.

Mr. Bill Breit is before the Planning Commission to get approval for the proposed South Town Storage site plan. Mr. Breit highlighted that this property is a 4.5-acre site that is contiguous with his existing facility. The property will contain outdoor vehicle storage, featuring covered parking with outdoor facilities, with carports large enough for trailers or RVs.

Mayor Turnbow asked Mr. Breit to clarify if this is designed for vehicles and things with wheels only, such as RVs and trailers, not a property storage facility.

Mr. Breit responded that yes, that is correct. There may be some construction trailers stored there, but that will try to be a limited number.

City Planner Katie Jardieu gave an overview of the site plan for the proposed South Town Storage. Ms. Jardieu highlighted that the storage facility includes three open air vehicle storage buildings and that Phase 1 includes 70 vehicle stalls, onsite enclosed bathroom, shower, and ice machine. The area is surrounded by other industrial infrastructure. Casey's and Brightside Daycare have been rezoned to commercial, but this plot remains zoned industrial. The Engineering department has determined that this project complies with all city codes. The first phase does not include an office building, therefore, staff has determined that there is adequate space between buildings to allow for parking while items are unloaded and stored, and no parking is deemed necessary with this phase of the site plan. The minimum 6-foot landscaped area is provided along 58 Highway and the west property line as open space. There is also a 15-foot landscaped area along the rear property line. Future phases will keep the area along 58 Highway as a stormwater basin allowing for grass and potential plantings of trees or such. There is a foundation wall on the west property line in lieu of perimeter landscaping. Those areas and necessary landscaping improvements will be considered in future phases.

Ms. Jardieu reiterated that the site plan is for Phase 1, which does not include the office building. One of the conditions of approval is that the building elevations for the office building will have to come back before the Planning Commission as a site plan amendment.

Staff recommends the Planning & Zoning Commission accept the staff proposed findings of fact and approve Case #21001 South Town Storage Site Plan subject to 11 standard conditions, and 2 additional conditions, including the building elevations must be approved by the Planning & Zoning Commission, and a shared East-West drive connection must be completed before a Certificate of Occupancy will be allowed for Phase 2.

The Commissioners had a few questions:

Chairman Wiggins asked Ms. Jardieu to explain how the foundation wall can be used in lieu of landscaping, and what's the height for the wall?

Ms. Jardieu explained that the feeling of the staff was that using only landscaping wouldn't allow for enough security since the area is surrounded by other industrial type buildings. If the Planning Commission feels that this is not appropriate, it can be revisited when Mr. Breit comes back for Phase 2. Currently, it is staying as grass and landscaping, but the issue can be rediscussed at a later date. Ms. Jardieu also stated that the foundation wall for the building will be 6 to 10 feet tall.

Mayor Turnbow asked Mr. Breit if there will be a fence on top of the wall to provide extra security?

Mr. Breit stated that the wall will start shorter and end up around 8 feet tall at the north end. The fence should not be visible from 58 Hwy. There would be a fence on top of the wall to keep people from falling off.

Commissioner Faulkner asked if there is to be any screening on the east side of the proposed facility, between the property and the daycare facility to the east, and if so, was it shown on the plans? There was also some commercially rezoned property mentioned, and the concern is that the zoning being different between the daycare and the proposed storage facility. It seems like there must be a city code that requires screening between the two. Does there need to be an access easement to gain access to J Hwy to the east of the property, since Mr. Breit owns that property as well?

Mr. Breit indicated that he does plan to build a fence there eventually as well. Ms. Jardieu mentioned that there was a small detail about a fence at that location, and it has been discussed

with South Metro Fire Department because the fence needs to include a fire gate in case of emergencies. Ms. Jardieu also stated that it is staff's opinion that because the daycare and other lots near the corner have been rezoned after this property was already zoned industrial and it's an approved use, that the fence serves as enough, and only a portion needs screening.

Mr. Breit confirmed that there is an existing access easement there off J Highway.

Commissioner Bowie asked what type of fence will be between the two lots?

Mr. Breit explained that it will be a tall, high quality vinyl fence, keeping in similar style with the other existing facility he owns.

Commissioner Petermann asked what is the logic behind providing a bathroom, shower, and ice machine? Is this a common thing to have these facilities onsite? The main concern is that this may become a homeless shelter.

Mr. Breit explained that it is simply an amenity that has been proven to be attractive to campers who would be utilizing the storage spaces. Mr. Breit stated that he's trying to make this the best facility of its kind, and this is not something that most people do, but the hope is to command the market better than the competition.

Commissioner Faulkner stated for the record that the fence installed at Mr. Breit's other storage facility, while nice looking, is not tall enough to screen the top portion of the RVs that are housed there.

Chairman Wiggins asked what the height of the parking structures is? Are any of the other structures in the area that tall? The height of the parking structures seems high.

Mr. Breit replied that the parking structures are about 15 feet high, and they won't be as high as the facility across the street. Ms. Jardieu stated that across the street from the proposed storage facility, there is a storage facility with open air parking where vehicles park on gravel for temporary use. Storage facilities are usually around 12ft high, and Mr. Breit mentioned that the proposed facility will not be as high as the new American Self Storage facility that was recently built.

Chairman Wiggins asked city staff about the drainage plans, or if the city engineers have any concerns about the drainage of the property.

Ms. Jardieu responded that there was a considerable amount of time spent talking with Mr. Breit and his engineer, and it was determined that the detention area in the front drains to a storm culvert, so there were no concerns regarding drainage.

Commissioner Bowie questioned why there are not more trash bins included in the first phase?

Mr. Breit responded that in his current facility, there are trash bins that are not utilized, and that trash is not an issue. There will be more trash bins planned for phase 2.

Motion by Mayor Turnbow, Seconded by Commissioner Petermann, to accept staff proposed findings of fact and recommend approval of case #21001 South Town Storage Site Plan subject to the conditions as recommended by staff.

Mayor Turnbow commented that he had trepidation at first, but is now quite confident in Mr. Breit and the work he's done around the city, and is certain that this will be a nice facility that is certainly needed by the community.

Vote on Motion:

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

Motion passed 7-0-0.

8. City Council Report

Development Services Director Jim Cadoret stated the only regular meeting for City Council was on March 22nd, and there were no development applications on that agenda, therefore nothing to report at the time.

9. Staff Report

Ms. Jardieu thanked everyone for visiting the Universal Design open house that was held, and mentioned that Pinnacle Homes and Wade Beck were great builders to work with on this project. The intention of the home was to make the items not noticeable, which seemed very successfully accomplished. There is a Planning & Zoning meeting tentatively scheduled for April 20th, but revisions for the final plat still need to be submitted for the meeting date. Ms. Jardieu also commented that Commissioner Mansur is also noted as abstaining from the meeting due to a potential conflict of interest.

10. Public Comment

No public comment.

11. Commission Member Comment

Commissioner Bowie apologized for his tardiness, and thanked city staff.

Commissioner Engert thanked the city staff and fellow commissioners, and commented on how easy to understand the commission meetings are with everyone's help.

Commissioner Petermann thanked the staff, and commented that the Universal Design House was neat to see.

Commissioner Fizer commented that she thought the Universal Design House was nice, and she enjoyed the opportunity to visit.

Commissioner Faulkner thanked the staff, and thanked Wade Beck for his work on the Universal Design House.

Chairman Wiggins thanked city staff.

Mayor Turnbow thanked Chairman Wiggins and commented that this was a good meeting.

12. Adjournment

Motion by Commissioner Faulkner, Seconded by Commissioner Petermann, to adjourn the April 6, 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	Absent
Mayor Turnbow	Aye

Motion passed 7-0-0.

The April 6, 2021 meeting adjourned at 7:37 p.m.

Respectfully submitted,

Emily Jordan