

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JUNE 15, 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 7:01pm), MAYOR KRIS TURNBOW, MARIO URQUILLA, AND JEREMY MANSUR. ALSO PRESENT WAS CITY PLANNER KATIE JARDIEU, DEVELOPMENT SERVICES DIRECTOR JIM CADORET, CITY ATTORNEY JONATHAN ZERR, DIRECTOR OF PUBLIC WORKS MIKE KRASS, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

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 May 18, 2021 meeting.**

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

**Vote on Motion:**

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

**Motion passed 9-0-0.**

**6. Unfinished Business - None**

**7. New Business -**

- a. **Case # 21010: Saddlebrook Rezoning (*public hearing*)**

Chairman Wiggins opened the public hearing at 7:02pm.

Shawn Duke of Schneider Associates, 802 Francis St., St. Joseph MO 64501 came before the Planning Commission to request modification to the development standards of the existing R-1P zoning designation of 65 +/- acres, generally located north of Hubach Hill Road, east of the Stonegate subdivision. Mr. Duke highlighted that there are both a rezoning and preliminary plat for Saddlebrook, which is south of Brookside on Hubach Hill Road. Brook Parkway will extend down through the property and will be on the east side of the property. What is being proposed is a combination of single-family residential lots, with varying lot sizes. The northern

half of the property has 65ft wide lots, which is similar to the lot sizes in the Brookside development. The southern half of the property has 45ft wide lots, which allow for narrower houses on the lots. Mr. Duke stated that the plan is to keep the neighborhood single-family residential, and to match the neighborhoods surrounding the property, including comparable design. The floodplains have been accounted for, and there is a floodplain along the west side of the property, as well as a floodplain that runs along the creek on the southern portion of the property. The current zoning is Planned Development, and the request is to change the requirement of the development to allow for change in lot widths.

City Planner Katie Jardieu began the staff report by stating that the applicant is requesting to modify the development standards on the 64-acre parcel associated with the "R-1P" Single-Family Residential Planned District to adjust lot width, lot size, side-yard building setbacks, and lot coverage to allow for a mixture of single-family homes in the proposed development. The approval of this modification would change the lot sizes from 8400 square feet to 4500 square feet, the lot width of 45ft, the lot depth will stay the same at 100ft, and the front yard and rear yard setbacks would stay the same at 30ft. The side yard setbacks would go from 7ft to 5ft, and a corner lot would stay the same at 20ft. The maximum building height would stay the same at 35ft, and the maximum building coverage would increase from 30% to 40%. Ms. Jardieu stated that the surrounding properties to the north, south, and west are R-1P, and the land to the east is unincorporated Cass County. Ms. Jardieu read 6 items into record, and any additional exhibits as presented during the hearing. The subject property was rezoned from "R-1" Single-Family Residential District to "R-1P" Single-Family Residential Planned District on April 10, 2006. Three surrounding properties were rezoned to R-1P as well in 2005, 2015, and 2019. The developer initially requested to reclassify the zoning of the property from R-1P to R-2P in order to allow a mix of single and two-family residential dwellings. After meeting with neighbors and hearing concerns, and after a recommendation of denial from the Planning & Zoning Commission in September 2020, the developer decided to withdraw the application, and is back in front of the Planning & Zoning Commission currently to modify the R-1P setbacks. Ms. Jardieu stated that a Good Neighbor meeting was held on Wednesday, May 19 at Harrelson Hall, 15 people attended including residents of the county from Dutchman Acres. Also of note, the Raymore-Peculiar school district received a copy of the conceptual plan and are aware of the development, and do not feel it will have a negative impact on the ability to meet the standards for the students. The conceptual plan for Saddlebrook was shared at the Good Neighbor meeting, which showed approximately 74 single-family homes with a minimum of 65ft lot widths to the north, and 98 single-family homes with a minimum lot width of 45ft lot widths to the south.

Chairman Wiggins asked Ms. Jardieu to clarify if the only thing to be discussed is the lot widths and measurements?

Ms. Jardieu stated that yes, that is correct.

Commissioner Mansur wanted to clarify that the conceptual plan for Saddlebrook that was presented in the Good Neighbor meeting were the current plans for the development, and not the plans for any previous developments of the property.

Ms. Jardieu confirmed this.

Chairman Wiggins opened the meeting for public comments at this time.

Christopher Yates, 1011 Magnolia St., Dutchman Acres subdivision, Raymore MO 64083 came to the podium to comment. Mr. Yates stated that he attended the Good Neighbor meeting with the City Planner and Shawn Duke, and he is concerned that the development does not fit the area. Mr. Yates stated that he believes this development is an experiment to shrink down lot sizes, and has concerns that there will be increased traffic, increased

occupation of a small area, and that approving this development would allow more developers to shove more people into smaller lots and neighborhoods. The northern end of the development would not be the issue, since the lot sizes are larger, but the decision should not be made based on the needs of the builder and their desire for profit. Mr. Yates continued on that the Commission is in place to create a more beautiful city, and to make Raymore a city where people want to live and stay for a long time.

Chris Oakes, 1012 S. Madison St., Raymore MO 64083 came to the podium to comment. Mr. Oakes stated that his biggest concern is that the lots on the south side of the development would not have enough room between the houses to repair the foundations if they become damaged by potential flooding or other issues. 45ft widths on the lots would not allow enough space for maintenance equipment to be utilized, and if the homes are not properly maintained, the property values will drop.

Cameron Reed, 1124 W Hubach Hill Rd., Raymore MO 64083 came to the podium to comment. Mr. Reed commented that when buying a starter home, the smaller lots would not appeal to a buyer. Mr. Reed stated that he believes the developer is trying to stick too many houses too close together, which will create more traffic to the area, and there is not room on the proposed streets for street parking.

Chairman Wiggins closed the public hearing at 7:19pm, and opened the floor for commissioner or applicant questions.

Commissioner Urquilla asked Ms. Jardieu if there are currently any areas where the lot sizes mirror those of the proposed development?

Ms. Jardieu responded that yes, there are similar lot sizes in Eastbrook in Creekmoor, and Stonegate with 60ft lot widths and the homes on those lots have a three-car garage, whereas the lots on the south side of the proposed development with 45ft wide lots have a two-car garage.

Commissioner Bowie asked if the applicant would like to explain or rebut some of the concerns brought up by the public comments? There is concern about the sizes of these lots on the south side, and with 1300sq ft homes, the lots seem small.

Mr. Duke explained that what is currently being proposed is 45ft wide lots, and there are a variety of house plans consisting of 1200sq ft-2000sq ft homes that would fit on the lots. The developers are trying to find the balance between the cost of building affordable homes and the number of lots in the south end of the property. Mr. Duke stated that part of the reason the developer is requesting higher density on the south side of the property is to help cover the cost of building materials as well as infrastructure costs associated with development. Homes have historically been on narrower lots, and the homes in this development would have to go more vertical to accommodate. Mr. Duke also stated that housing brings commercial development, which brings industry, and if new housing is not approved, the city will eventually go stale and the surrounding communities will continue growing successfully. The lots are not changing in depth, and there is still 100+ft lot depth to the lots. There is equipment that can work in smaller spaces, and should be able to work given the room between houses. Mr. Duke mentioned that all criteria will be met for the floodplains, and that there are codes in effect to help protect homes near floodplains.

Chairman Wiggins asked Director of Public Works Mike Krass if there are necessary improvements to be made or are there any concerns the City has?

Mr. Krass responded that no, there are no improvements or concerns from an infrastructure standpoint, and as the applicant stated, the floodplain ordinance is more restrictive than other cities'. The city of Raymore does not allow structures to be built in the floodplain, and plots are not platted in floodplains. With regards to future foundation work, the City building inspections department does a footing inspection on homes to make sure the soil is sound before the footings are constructed. Mr. Krass stated that a number of homes have been built adjacent to the floodplain, and is not aware of anyone that has had to have foundation repairs due to settlements.

Chairman Wiggins stated that he was able to find the adjustments that were made for Eastbrook at Creekmoor subdivision. The lots were 4500sq ft, with a minimum lot width of 30ft in a cul-de-sac, 40ft width for a regular lot, and 47ft width for a corner lot, and stated that the lots for the proposed subdivision are larger and have more requirements than the Eastbrook subdivision.

Ms. Jardieu clarified that the city does not allow any portion of the lot in the floodplain.

Commissioner Fizer asked Chairman Wiggins how many of the 30ft lots are there in the Eastbrook subdivision?

Chairman Wiggins responded that the initial plan was for around 35 houses, and around 35 more houses have been approved. Mr. Krass confirmed this, and clarified that these numbers are for the first two phases, and there will probably be four total phases.

Mr. Duke clarified that the houses to be built on the 45ft lots are intended to be the same size as what is in Brookside done by the same builder. There will be more square footage available because the houses will be longer and have more on the second floor.

Commissioner Fizer stated that she personally believes the lots are way too small, and while the idea of smaller houses is okay, she would not buy a house in this neighborhood. The gentleman that commented on the parking is correct, it is a lot of houses and a lot of cars, and as the area becomes more developed, the area will become very congested and tight.

Commissioner Faulkner stated that he would like to make a few points in opposition of the rezoning. This proposed subdivision seems too dense for the area. The zoning classification R-1.5 is designed to be small lots for single-family residential, and the minimum lot size according to that code is 6500sq ft, and a minimum lot width of 60ft. The lots in this proposed subdivision are smaller than that at 4500sq ft, with a minimum lot width of 45ft, and is considerably smaller than Prairie View of the Good Ranch. All but one of the commissioners were there when it was proposed to rezone the property from R-1P to R-2P, going from single-family to duplex. Commissioner Faulkner pointed out the proposal was denied by the commission, which included 166 total housing units, whereas the current proposed rezoning would allow for 172 total housing units, making it more dense than the denied previous rezoning proposal. The "P" designation is meant to be a trade off for higher density in return for amenities, and outside of the trail, Commissioner Faulkner mentioned that he doesn't see any amenities on the property. He also mentioned that by rezoning the property, it would allow the larger lots on the north end to have the same lot sizing as the south end, which is not ideal.

Ms. Jardieu asked to clarify something that was said. The rezoning does not allow the developer to put the smaller lots everywhere, the subdivision would have to follow the conceptual plan, and if there is a deviation of 10% or more, the plan will have to come back before the Planning Commission.

**Motion by Commissioner Faulkner, Seconded by Commissioner Fizer, to accept staff proposed findings of fact and deny case #21010 Saddlebrook subdivision amendment to the R-1P, and provide alternate findings of fact based on Commissioner comments and the public comments.**

City Attorney Jonathan Zerr stated that the additional findings of fact would have been the comments from the Commission members regarding the application before the Commission, including the adoption of the comments from Commissioners Fizer and Commissioner Faulkner.

**Vote on Motion:**

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

**Motion passed to deny the case 6-3-0.**

Ms. Jardieu suggested a short break before the next case, to give the applicant time to decide if they would like to continue or withdraw the application for Case B. Chairman Wiggins agreed, and at 7:40pm, took a 5 minute recess. Everyone returned at 7:45pm for Case B, which the applicant moved forward with presenting.

**b. Case # 21011: Saddlebrook - Preliminary Plat (public hearing)**

Chairman Wiggins opened the public hearing at 7:45pm.

Shawn Duke of Schneider Associates, 802 Francis St., St. Joseph MO 64501 came before the Planning & Zoning Commission for approval of the Saddlebrook subdivision preliminary plat, which includes approximately 65 acres generally located north of Hubach Hill Road, and east of Stonegate subdivision. Mr. Duke highlighted that Brooke Parkway will connect to the subdivision north of the proposed subdivision, and will also connect south of the proposed subdivision into The Prairie of the Good Ranch. The creek on the west side of the property is also a limitation, including a pond that will remain to the west side as well. Keeping the limitations in mind, the developers have created the layout of the neighborhood, with the northern lots curving along the terrain of the land, so the lots drop off in the rear towards the creek. The cul-de-sac roads were configured keeping in mind the existing gas main on the west side of the property. The trail along the creek will be a continuation of the trail in the Brookside subdivision to the north, and the trail ties into the sidewalks in the development. The lots are around 65ft wide lots in the north, and 45ft wide lots in the south of the property. The house layout seen in the packet is a typical layout for the houses on these lots, which is a 3-bedroom, 1500sq ft-1800sq ft home with a garage. The streets are designed to meet city standards, the cul-de-sac lengths are appropriate for city standards, and the cul-de-sacs will be teardrop-shaped as the city requires.

Mayor Turnbow mentioned to the applicant that it would be nice to have more styles and layouts of homes to see instead of just the one included in the packet. Mayor Turnbow also mentioned that with the lack of amenities on the property, the homes would have to have nice

amenities inside, and be deemed by the Commission to be something that fits in the surrounding community.

Mr. Duke responded that he has more homes that he can show the Commission, and added that there are some amenities, including the trail and the playground area, and there is room to add more amenities, but there are no plans to add to the amenities currently in the preliminary plans. As the additional home plans are shown to the Commissioners, Mr. Duke explains that the developer will have lots for sale, so there will be multiple builders in the subdivision, but there will be guidelines for what is typical in the subdivision. The intent is that there will be a variety of houses in this subdivision.

Mayor Turnbow asked the applicant what size lots are required for the larger homes that are being shown?

Mr. Duke responded that all of the homes that are being presented will fit on the 45' wide lots.

Commissioner Bowie asked if there is a possibility to have several builders? The developer is not building all of the homes here?

Mr. Duke responded that yes, that is correct. What is being requested is a preliminary plat, not a planned district that would restrict them to this specific architecture. The intent is to build lots to sell to developers. Ideally, the number of builders would be restricted, to allow for a variety of home styles, while keeping some sort of consistency to the neighborhood.

City Attorney Zerr wanted to make sure that the Commissioners are focused on the proposed findings of fact and the four items that have been identified. The final determination should be pulled from the findings of fact.

Mayor Turnbow asked if Linda with Brookside Builders could clarify how much of the Brookside subdivision has gone to rental property?

Linda Welsh, 1008 N Mullen Rd., Raymore MO 64083 answered that less than 20% of the homes in the Brookside subdivision have gone into rental. Most of the residents in that neighborhood have lived there since the subdivision has been built.

City Planner Katie Jardieu opened the Staff Report, stating that the Preliminary Plat Case #21011 should be considered based on if the rezoning was approved. Ms. Jardieu stated that Brookside Builders is requesting preliminary plat approval of nearly 65 acres. The surrounding properties are zoned R-1P. The Parks & Recreation Board recommendation that was done as a part of Brookside 10 final plat, which was part of Brookside South subdivision. They agreed to accept the parkland dedication of Tract Y in Brookside 10, and the construction of a trailhead parking lot along Bristol Drive, as well as a proposed walking trail from Bristol Drive south to Hubach Hill Road. The requirements for that parkland dedication which also cover this subdivision have been met. The property owners are the same individuals who developed the Brookside subdivision, and the property was initially planned as an extension of the Brookside subdivision and was referred to as Brookside South, but the new owners are now separating the property from Brookside and the area has been renamed Saddlebrook subdivision. Existing stream buffers throughout the property will be preserved. A high-pressure natural gas line runs parallel to the stream, and the stream acts as a natural buffer of at least 500 feet between proposed homes and the existing Stonegate subdivision to the west. The sanitary sewer line is located to the west along the stream. The interceptor is sized to support the development of the subdivision. Stormwater will be maintained through the stream channel

with the flow naturally falling to the southwest. A natural crest in the property along the east side keeps water from reaching Dutchman Acres. The dam located within Dutchman Acres is not regulated by the State of Missouri, and liability for the dam lies with the property owners of Dutchman Acres where it is located. Ms. Jardieu stated that improvements to Hubach Hill Road made in 2010 accounted for the development of this area as single-family residential, and therefore has adequate capacity to handle the subdivision traffic. Brook Parkway will connect Brookside Subdivision to Hubach Hill Road and be a minor collector. A playground, open park field, trail, and preservation of natural features including the stream are amenities to be provided with the development. The MOU identifies the timeline for when all amenities must be constructed. Ms. Jardieu mentioned that the request to modify the development standards of the existing "R-1P" Single-Family Residential Planned District must be approved by City Council prior to final consideration of the preliminary plat.

Commissioner Urquilla asked Ms. Jardieu to clarify what would happen to the Preliminary Plat if the Planning & Zoning Commission denies this case but the City Council approves the rezoning?

Ms. Jardieu replied that the applicant would need to redo the Preliminary Plat, however if this case is approved by the Planning & Zoning Commission and the rezoning were approved by City Council, things would be able to move forward.

City Attorney Zerr stated that the Planning & Zoning Commission acts as a recommending body to the City Council, who can then take the recommendation and make determinations on each of the applications independently.

Christopher Yates, 1011 Magnolia, Raymore MO 64083, came to the podium to give his comments. Mr. Yates stated that he would like the Commission to think of North Cass Parkway as the second entrance into the city of Raymore. When people drive down that road, they will first see the new commercial development, then some nice single-family homes, and if this case is approved, a bunch of backyards. With yards that small, the homeowners will likely have quite a bit of stuff in their backyard. There will not be a lot of room for trees, and if there is, the trees won't become substantial for years. Mr. Yates feels that the platting of the land is not inviting, and seems utilitarian. He stated that the north portion of the property is more appealing, but the south end of the property is meant to squeeze as many lots into a small area, because of the limitations of the property itself. From the 2013 Adopted Growth Management Plan, goal #3 is to refine, and emphasize standards to maintain and improve the physical quality of development in Raymore, and promote its distinctive appeal. The objective is to establish a unique identity for Raymore. Mr. Yates stated that this does not qualify as a unique identity for Raymore, the subdivision has no amenities, the subdivision does not match the surrounding areas, and he feels that the development needs to blend in and be appealing. Raymore has always been on top of it, and needs to keep that going.

Ms. Jardieu stated that Staff would like to clarify that there are amenities included in the development which are outlined in the Staff Report.

Cameron Reed, 1124 W Hubach Hill Rd., Raymore MO 64083 came to the podium to give his comments. Mr. Reed stated that he feels there would be no desire to move into the development. Most other subdivisions have walking trails and larger lots, and other amenities like a pool or a park.

Chris Oakes, 1012 S Madison St., Raymore MO 64083 came to the podium to give his comments. Mr. Oakes feels that along a road like Lucy Webb, there is enough space between the roads and the backyards of the residents along the street for beautification, sidewalks, and additional trees to be put in. Mr. Oakes would like to make sure that this subdivision takes into consideration that same principle, that if from the road, it gives the same impact as Lucy Webb

does with the nice trees, rock formations, etc. He also feels that the subdivision being built on the south side of Hubach Hill Road is already taking those things into consideration, and would ask that Saddlebrook do the same. Mr. Oaks also would like to know if there has been any consideration or worries about the dam being disrupted during construction.

Mr. Duke mentioned that on Hubach Hill Road, there is a 30' wide tract which is the landscape buffer that the City requires between the Hubach Hill Road and the proposed subdivision. There will be landscaping along Hubach Hill Road, and there is the natural buffer along the west side, also along Brook Parkway there are tracts along each side that are dedicated for landscaping.

Chairman Wiggins closed the public hearing at 8:10pm.

Commissioner Faulkner mentioned that he has two serious concerns about the preliminary plat. The first concern has to do with the Unified Development Code (UDC) 445.030, paragraph I.10.a, regarding requirements on cul-de-sac streets. Commissioner Faulkner stated that the code specifies that a cul-de-sac should have a 600' maximum length in subdivisions with the smaller lot sizes. Based on approximate measurements he took, Commissioner Faulkner noted that all of the cul-de-sacs are longer than allowed by the UDC. There are also no decorative islands for stormwater treatment in the cul-de-sacs. The second concern Commissioner Faulkner had was that there is a pipeline easement that runs north/south, and three of the four cul-de-sacs end on the west side of the pipeline, leaving around 15 houses on the west side of the pipeline. There are no other means of exit for those households other than the cul-de-sac roads if there were to be an issue with the pipeline. Those houses are basically trapped, and Commissioner Faulkner believes this is a public safety issue.

Chairman Wiggins mentioned that there was discussion of the teardrop-shaped cul-de-sac in the staff report.

Mr. Krass stated that Commissioner Faulkner is correct about the cul-de-sac length, however it should be noted that the Code states "...exceptions might be made where topographic or other unusual conditions so require subject to the approval of the Director of Public Works and Planning & Zoning Commission." Mr. Krass stated that the Public Works and Engineering departments have reviewed the proposed layout, and would note that the condition that the cul-de-sacs are excessive happens all over the city, especially due to topographic conditions. With the floodplain and other considerations, this parcel would be considered unusual.

Commissioner Faulkner replied that he feels this situation considerably worse, and is more of a concern because of the excessive length, but also because of the significantly increased number of lots.

Mayor Turnbow asked Ms. Jardieu if she had any replies to what Commissioner Faulkner brought forward in addition to what input Mr. Krass had.

Ms. Jardieu responded that the applicant has agreed to do the teardrop cul-de-sac including the center island for stormwater treatment. She also reiterated that these lots are larger than what has been approved in Eastbrook, which has 40' wide lots.

Mr. Krass commented that in different subdivisions there are "No Parking" signs due to the amount of density, the City snow removal operators would surely appreciate no cars along that side of the street as well.



Ms. Jardieu commented that it is Prairie of the Good Ranch that has an even larger gas easement that goes through the property that also had to come for approval to widen the easement.

Commissioner Urquilla asked if there should be a modification to the proposal to add the “No Parking” sign on that side of the street?

Mr. Krass responded that it would probably be more appropriate to add to the final plat, but it is certainly something the Commission can forward to the City Council for consideration as an additional recommendation.

**Motion by Commissioner Urquilla, Seconded by Mayor Turnbow, to accept the staff proposed findings of fact and forward case # 21011, Saddlebrook Subdivision - Preliminary Plat to the City Council with a recommendation of approval, subject to the condition that the request to modify the development standards of the existing “R-1P” Single-Family Residential Planned District must be approved by City Council prior to final consideration of the preliminary plat.**

Mayor Turnbow mentioned that the City works with different organizations to ensure different homes for the people that want to live in Raymore. The product that is being proposed, while there may not be interest from the Commission to live in the neighborhood, the same cannot be said for other individuals that may want to be residents. Mayor Turnbow stated that he will be voting yes on the motion because he feels that the subdivision offers a variety of housing, and is not a downscale of any kind, and the builders have built good products in the past.

**Vote on Motion:**

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

**Motion passed 6-3-0.**

Mayor Turnbow asked Mr. Zerr if voting no member on the previous motion of denial, does he have the ability to raise the subject back for reconsideration?

Mr. Zerr responded that yes, he does have the ability to do so.

Mayor Turnbow motioned to bring Case #21010 back before the Commission for reconsideration, and Commissioner Urquilla seconded the motion.

Chairman Wiggins asked Mr. Zerr to clarify whether or not the Commission is able to proceed.

Mr. Zerr stated that he is prepared to provide an answer based on *Robert’s Rules of Order*. He read, “If a motion has been either adopted or defeated during a meeting, and at least one member who voted on the winning side wants to have a vote reconsidered, such a member may make the motion to reconsider. This motion can only be made by a member who voted on the winning side, that is to say if the motion was adopted, the motion reconsider can be made only by a member

who voted in favor of the motion, or if the motion was defeated, only by a member who voted against it.”

Mayor Turnbow stated that there inlies the issue with making motions to deny, and withdrew his motion.

## **8. City Council Report**

City Attorney Zerr gave an overview of the two City Council meetings that have occurred since the last Planning & Zoning Commission meeting.

## **9. Staff Report**

Ms. Jardieu began the staff report, stating that there are 201 undeveloped lots in the City, which will cause a downturn in the number of permits pulled, as there are fewer lots available. There are new public notice signs that are being placed, they fit the brand guidelines better, and have a QR code on them which will lead to the What’s Happening app that shows that specific public hearing notice, Good Neighbor notices, or plans associated with that code. The South Metro Fire District administrative building plans have come in for review, and those will be reviewed as a site plan at the next Planning & Zoning meeting in July. Site work has commenced for The Venue of the Good Ranch townhome development.

Commissioner Bowie asked Ms. Jardieu if there has been any interest in the commercial buildings, and are there any issues going on with the Steak n’ Shake/dispensary building that the Commission needs to know about?

Ms. Jardieu replied that there is interest in the building that is almost complete, and there will be more news about that in about two weeks. There are no issues with the building, the developers have submitted plans for interior renovations which are currently being reviewed by the Building Official.

## **10. Public Comment**

Cameron Reed, 1124 W Hubach Hill Rd., Raymore MO asked about the Good Neighbor meeting and Public Hearing notices that go out, and stated that he hasn’t received any notification.

Ms. Jardieu stated that she sends them out, and that she would be happy to check on her list. The notices are sent to people within 185’ of the property the notice is about, and notices are sent to Raymore residents as well as Cass County residents within that 185’ boundary.

Christopher Yates, 1011 Magnolia, Raymore MO 64083 asked Ms. Jardieu what the reasoning behind only sending notices to those within 185’, because the people on all sides of the property would want to know what is going on in their backyard. He asked if there was a particular code that states this?

Ms. Jardieu replied that yes, there is a specific code that specifies the distance required for public notices. She also mentioned that this is the reason the City puts up the Public Hearing signs, so that those living outside of the 185’ parameter will have the opportunity to attend the meetings.

Mr. Yates commented that it is very hard to see them when there is tall grass around them, and they seem to only be about 18” wide.

## 11. Commission Member Comment

Commissioner Bowie thanked the staff, the applicant, and the public, and stated that this type of discourse is needed. He stated that he voted Nay because his thoughts are very similar to the public comments, and some of the Commission member comments as well.

Commissioner Engert thanked staff for the information, and thanked the public for coming out.

Commissioner Faulkner thanked the City staff, and believes his comments during the hearing speak for themselves.

Commissioner Fizer thanked the Staff, and appreciated the public coming out.

Commissioner Mansur thanked the City staff, and the public for voicing their opinion. He noted that he voted in approval on the preliminary plat, and is leaving the lot width decision up to City Council, and if approved, this development would be fine.

Commissioner Petermann thanked the staff, and asked if it is possible for the Planning & Zoning Commission to go on a tour of some of the projects going on or that have been completed in the City of Raymore.

Commissioner Urquilla thanked the staff.

Mayor Turnbow

Chairman Wiggins thanked the City staff.

## 12. Adjournment

**Motion by Commissioner Urquilla, Seconded by Commissioner Mayor Turnbow, to adjourn the June 15, 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	Aye
Commissioner Mansur	Aye
Mayor Turnbow	Aye

**Motion passed 9-0-0.**

The May 18, 2021 meeting adjourned at 8:42 p.m.

Respectfully submitted,

Emily Jordan