

**RAYMORE PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, November 21, 2023 - 6:00 p.m.

City Hall Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Personal Appearances
5. Consent Agenda
 - a. Approval of Minutes from the November 7, 2023 meeting
6. Unfinished Business -
 - a. Case # 23042 108 N. Madison St. - Conditional Use Permit (*Public Hearing*)
7. New Business -
 - a. 2024 Meeting Calendar
8. City Council Report
9. Staff Report
10. Public Comment
11. Commission Member Comment
12. Adjournment

Meeting Procedures

The following rules of conduct apply:

1. Public can only speak during the meeting under the following circumstances:
 - a. The citizen has made a formal request to the Development Services Department to make a personal appearance before the Planning Commission;
or,
 - b. A public hearing has been called by the Chairman and the Chairman has asked if anyone from the public has comments on the application being considered;
or
 - c. A citizen may speak under Public Comment at the end of the meeting.
2. When the public comments portion of the public hearing is opened, the Chairman will first invite any individuals that live within the City limits of Raymore to speak. Upon conclusion of the comments from City residents, the Chairman will invite any individuals who do not live within the City limits of Raymore to speak.
3. If you wish to speak to the Planning Commission, please proceed to the podium and state your name and address. Spelling of your last name would be appreciated.
4. Please turn off (or place on silent) any pagers or cellular phones.
5. Please do not talk on phones or with another person in the audience during the meeting.
6. Please no public displays, such as clapping, cheering, or comments when another person is speaking.
7. While you may not agree with what an individual is saying to the Planning Commission, please treat everyone with courtesy and respect during the meeting.

Every application before the Planning Commission will be reviewed as follows:

1. Chairman will read the case number from the agenda that is to be considered.
2. Applicants will present their request to the Planning Commission.
3. Staff will provide a staff report.
4. If the application requires a public hearing, Chairman will open the hearing and invite anyone to speak on the request.
5. Chairman will close the public hearing.
6. Planning Commission members can discuss the request amongst themselves, ask questions of the applicant or staff, and may respond to a question asked from the public.
7. Planning Commission members will vote on the request.

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, NOVEMBER 7, 2023** IN THE COUNCIL ROOM AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: JIM PETERMANN, WILLIAM FAULKNER, MATTHEW WIGGINS, KELLY FIZER, ERIC SMITH, MARIO URQUILLA, AND MAYOR TURNBOW. ABSENT WAS ERIC BOWIE. ALSO PRESENT WAS CITY PLANNER DYLAN EPPERT, CITY ATTORNEY JONATHAN ZERR, ASSISTANT CITY ENGINEER TRENT SALSURY, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. **Call to Order** – Chairman Wiggins called the meeting to order at 6:00 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 Minutes from the October 17, 2023 meeting.**

Motion by Commissioner Faulkner, Seconded by Commissioner Urquilla to approve the Consent Agenda.

Vote on Motion:

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

Motion passed 7-0-0.

6. **Unfinished Business - none**
7. **New Business -**

- a. **Elections of Officers**

The Election of Officers is done by nominations. The current slate of Officers is Chairman Wiggins, Vicechair Fizer, and Secretary Petermann.

Commissioner Faulkner motioned that all Officers remain in their current positions for the next year.

Chairman Wiggins, Vicechair Fizer, and Secretary Petermann all accepted the nomination by acclamation, and will remain in their current positions for the next year.

- b. **Case #23042 - 108 N Madison St. - Conditional Use Permit (*public hearing*)**

Public hearing opened at 6:04pm.

The case is being requested to be continued to the November 21st meeting because the applicant did not have enough time to review the Staff Comments and Findings of Fact.

Commissioner Urquilla asked if there is a limit to the number of continuances allowed per Case.

City Attorney Jonathan Zerr noted that there is not, but if allowed, this continuance would allow 2 weeks for the applicant to look over information provided by Staff.

Commissioner Fizer noted that the Case number was shown incorrectly on the agenda.

This public hearing was not officially closed.

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow to continue the Case to the November 21st meeting.

Vote on Motion:

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

Motion passed 7-0-0.

c. Case #23044 - Saddlebrook 1st Plat - Final Plat

City Planner Dylan Eppert gave the Staff Report, including the existing and surrounding zoning, total tract size, the Growth Management Plan and Major Street Plan, previous actions on or near the property, and Staff comments. The 600' maximum cul-de-sac length requirement was waived for this project. Staff recommends the Commission accept the proposed findings of fact and forward the Case to the City Council with a recommendation of approval.

Commissioner Faulkner asked about the highlighted section in the development agreement.

Mr. Eppert noted that the address that is highlighted in the development agreement will need to be updated to reflect the current address of the subdivider when applicable.

Motion by Commissioner Urquilla, Seconded by Mayor Turnbow to accept the Staff Proposed Findings of Fact and forward Case #23044 - Saddlebrook 1st Plat, Final Plat to the City Council with a recommendation of approval.

Vote on Motion:

Chairman Wiggins	Aye
------------------	-----

Commissioner Faulkner	Aye
Commissioner Bowie	Absent
Commissioner Fizer	Aye
Commissioner Smith	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye

Motion passed 7-0-0.

8. City Council Report

City Attorney Jonathan Zerr gave an overview of the one City Council meeting that occurred since the Planning & Zoning Commission last met.

9. Staff Report

Mr. Eppert gave an update, and noted that there will be a meeting on November 21st. Mr. Eppert also noted that Commissioner Mansur has moved outside of the City limits of Raymore, and has submitted his letter of resignation.

10. Public Comment

No public comments.

11. Commission Member Comment

Commissioner Faulkner thanked Staff.

Commissioner Fizer thanked Staff.

Commissioner Smith thanked Staff.

Commissioner Petermann thanked Staff for the new shirts.

Commissioner Urquilla thanked Staff.

Mayor Turnbow thanked everyone for their condolences, and gave an update on the landfill.

Chairman Wiggins thanked Staff and his fellow Commissioners for allowing him to remain as Chairman.

12. Adjournment

Motion by Commissioner Faulkner, Seconded by Commissioner Urquilla, to adjourn the November 7th, 2023 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Wiggins	Aye
Commissioner Faulkner	Aye
Commissioner Bowie	Absent

Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Smith	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Aye

Motion passed 7-0-0.

The November 7, 2023 meeting adjourned at 6:17 p.m.

Respectfully submitted,
Emily Jordan



To: Planning and Zoning Commission
From: City Staff
Date: November 21, 2023
Re: Case # 23042 108 N. Madison St. CUP - Pole Sign

GENERAL INFORMATION

**Applicant/
Property Owner:** Michael Joy
423 SW Brielle Ln.
Lee's Summit, MO 64082

Requested Action: Conditional Use Permit to allow for nonconforming pole sign to remain at the subject property.

Property Location: 108 N. Madison St.

2023 Aerial:



Site Photos:



View looking west from N. Madison St.



View looking north from south property line.

Exiting Zoning: "C-2" General Commercial District

Existing Surrounding Uses: **North:** Multi-Tenant Commercial Building
 South: Stand-Alone Commercial Building
 East: N. Madison St. and Commercial Uses
 West: Attached Single Family (Walnut Estates)

Total Tract Size: 0.355 Acres

Growth Management Plan: The Future Land Use Plan Map contained in the Growth Management Plan identifies this area as appropriate for Commercial development.

Major Street Plan: The Major Thoroughfare Plan Map classifies N. Madison St. as a Major Arterial and W. Walnut St. as a Major Arterial.

Advertisement: October 18, 2023 **North Cass Herald** newspaper
 November 8, 2023 **North Cass Herald** newspaper

Public Hearing: November 7, 2023 Planning and Zoning Meeting (**Continued**)
 November 21, 2023 Planning Commission Meeting
 November 27, 2023 City Council meeting

Items of Record: **Exhibit 1. Mailed Notices to Adjoining Property Owners**
 Exhibit 2. Notice of Publication
 Exhibit 3. Unified Development Code
 Exhibit 4. Application
 Exhibit 5. Growth Management Plan
 Exhibit 6. Staff Report
 Additional exhibits as presented during hearing

PROPOSAL

Outline of Requested Action: *The applicant seeks to obtain a Conditional Use Permit to allow for a nonconforming pole sign to remain at the subject property.*

City Ordinance Requirements: In order for the applicant to accomplish the aforementioned action, they must meet the provisions of the Unified Development Code. Chapter 470 of the Unified Development Code outlines the requirements and actions that need to be taken for a Conditional Use Permit, specifically, Section 470.030.

PREVIOUS ACTIONS ON OR NEAR THE PROPERTY

1. In 1971 a standalone commercial building was constructed on the subject property to be used as a law firm. The use for this property has been changed several times since 1971.
2. This property still remains unplatted at this time.
3. The Raymore Journal did not renew their business license for the 2023 calendar year as they went out of business.
4. On April 20, 2023 (109 days after January 1, 2023) Drayton Vogel (Code Enforcement Officer) sent Mr. Joy (Property Owner) a notice of violation regarding the nonconforming pole sign. No response was received from Mr. Joy. A deadline to have the nonconforming pole sign removed or brought into full compliance was set for May 4, 2023.
5. On May 9, 2023 Mr. Joy's code violation case was forwarded to the municipal court.
6. Mr. Joy has had three court dates (June 22, 2023, August 17, 2023 and September 21, 2023) with the judge giving continuances on all three court dates.
7. On September 20, 2023 Mr. Joy reached out to Dylan Eppert (City Planner) to discuss his possible options for addressing the issues with the pole sign in question.
8. On September 28, 2023 Mr. Joy filed a conditional use permit with the City of Raymore in order to request that the sign be able to remain on the property.

STAFF COMMENTS

1. Public hearing notices were mailed out to 9 adjoining property owners.
2. There are four (4) sections of the Unified Development Code that prohibit, or address poles signs, see the following:
 - a. Section 435.020(D)(9) "Prohibited Signs", the Unified Development Code identifies 10 types of signs that are prohibited and Pole Signs are identified as prohibited.
 - b. Section 435.060(D) Freestanding Signs.
 1. A freestanding monument sign shall be supported with a base that is at least eighty percent (80%) of the width of the sign at its widest point.

2. A freestanding ground sign shall be supported by two (2) or more posts or supports.
3. Permanent freestanding signs are not permitted within any utility or drainage easement.
4. Freestanding signs shall be set back a minimum of five (5) feet from all property lines.

c. Section 475.070(E) “Nonconforming Signs”

Abandonment. Any nonconforming sign that no longer advertises an activity, business or use conducted or a product sold on the premises where the sign is located will be deemed to be abandoned after a period of ninety (90) days. All abandoned signs must be removed or brought into full compliance with the regulations of this Code.

d. Section 435.050 “Permitted Signs” (See Table Below)

Zoning District	Sign Type	Max Number Permitted	Maximum Size (sq ft)	Maximum Height	Illumination Permitted	Additional Requirements	
C-2, C-3, BP, M-1 and M-2	Monument Sign	Individual building with 1 tenant	1 per street frontage	32	6	direct or indirect	See also Section 435.060D
		Individual building 2-4 tenants	1 per street frontage	48	6	direct or indirect	See also Section 435.060D
		Shopping center under 100,000 square feet	1 per street frontage	80	15	direct or indirect	See also Section 435.060D
		Shopping center 100,000 square feet or more	1 per street frontage	300	30	direct or indirect	See also Section 435.060D
	Monument or Ground	Billboard on lot under 2 ac	1 per street frontage	32	6	direct or indirect	See also Section 435.060D & E
		Billboard on lot 2-5 ac	1 per street frontage	48	6	direct or indirect	See also Section 435.060D & E
		Billboard on lot greater than 5 ac	1 per street frontage	80	15	direct or indirect	See also Section 435.060D & E

3. Section 435.100 “Conditional Use Permits” states, “A request to install a sign that is not allowed by this chapter or a request to install a sign that is not in conformance with the standards of this chapter may be filed as a Conditional Use Permit in accordance with Section 470.030.”

4. There are nine (9) total pole signs on N. Madison St. including the subject property. Eight of the properties are in compliance with their pole signs as they have not had a lapse of 90 days without a tenant conducting business in those locations, as outlined in Section 475.070(E) of the UDC
5. On October 1, 2015 58 Automotive (302 W. Pine St.) was issued a notice of violation for a nonconforming pole sign. The property owner at the time brought the sign into compliance.
6. On August 26, 2015 Little Folks Daycare (400 W. Walnut St.) was issued a notice of violation for a nonconforming pole sign. The pole sign was removed by the property owner which brought the property back into compliance.
7. On May 16, 2016 Ryan's Steakhouse (1918 W. Foxwood Dr.) was issued a notice of violation for having a nonconforming pole sign. The sign was brought into compliance by the property owner turning it into a monument sign.
8. On February 7, 2019 Pizza Hut (2023 W. Foxwood Dr.) was issued a notice of violation for having a nonconforming pole sign. The sign was removed which brought the property back into compliance.
9. On November 3, 2023 McGinnis Customs and Collision (104 Evans Ave.) was issued a notice of violation for having a nonconforming pole sign. The pole sign was brought back into compliance by the property owner removing the sign.
10. Mr. Joy is not marketing the subject property for sale/lease at this time.

PLANNING COMMISSION PROPOSED FINDINGS OF FACT

Chapter 470, Section 470.030(E) of the Unified Development Code states that a Conditional Use Permit may be granted by the City Council by ordinance provided that specific written findings of fact have been made by the Planning and Zoning Commission based upon the particular evidence presented which supports the following conclusions:

1. the size of the sign is appropriate for the property;

The current pole sign exceeds the maximum 6' height allowance pursuant to Section 435.050 of the Unified Development Code.

2. The location selected for the sign does not interfere with the visibility of any conforming sign installed on adjacent property;

The current location for the sign does not interfere with the visibility of any conforming sign installed on adjacent properties.

3. the number of signs requested for the property is appropriate;

The subject property is allowed to have 1 monument sign as prescribed by section 435.050 of the Unified Development Code. However, the pole sign is not considered a monument sign and therefore considered a prohibited sign.

4. Whether there is a condition unique to the property, such as topography, line-of-sight, natural feature, or other factor that necessitates that the conditional use be granted so the sign will be visible; and

There are not any unique conditions to the property with regards to topography, line-of-sight, natural features or any other factor that would necessitate a conditional use permit be granted for this request.

5. Whether the sign, due to its height, size, location or total number of signs on the property will have a significant impact on the general welfare of the neighborhood or community; and

The sign, due to its height, size, location or total number of signs on the property does not have a significant impact on the general welfare of the neighborhood or community. However, The pole signs that exist on adjacent properties do conform to the Unified Development code. Per Section 475.070 Any nonconforming sign that no longer advertises an activity, business or use conducted or a product sold on the premises where the sign is located will be deemed to be abandoned after a period of ninety (90) days. All abandoned signs must be removed or brought into full compliance with the regulations of this Code. If this sign were allowed to stay this would be setting a dangerous precedent for not only future pole sign requests but also for pole signs that the City has had removed in the past.

6. whether the sign is compatible with the general character of surrounding property.

The existing pole sign was installed prior to the requirements of obtaining a sign permit in the City. While other pole signs exist in the surrounding area of the property, pole signs in general are now prohibited within City Code. The other pole signs that exist nearby the property are considered legal-nonconforming, as they meet the requirements outlined in Section 475.070 of the UDC.

If someone wanted to construct the same exact sign anywhere in the city limits of Raymore the sign permit application would be denied. Pole signs are prohibited

within the Unified Development Code.

REVIEW OF INFORMATION AND SCHEDULE

<u>Action</u>	<u>Planning Commission</u>	<u>City Council 1st</u>	<u>City Council 2nd</u>
Public Hearing	November 7, 2023	November 27, 2023	December 11, 2023

STAFF RECOMMENDATION

City Staff have reviewed the request for a Conditional Use Permit for the property located at 108 N. Madison St. and has made the determination that allowing a nonconforming pole sign to remain at the subject property sets a dangerous precedent with future conditional use permit requests as there have been several pole signs that have been brought into compliance in the past.

Staff recommends that the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case # 23042 108 N. Madison St. CUP - Pole Sign to the City Council with a recommendation of denial.

PLANNING COMMISSION ACTION 11/7/2023

At its November 21, 2023 meeting, the Planning and Zoning Commission was requested by the applicant to continue the public hearing to a date certain of November 21, 2023 due to needing more time to review the documents on their case. The Planning Commission voted unanimously 7-0 to continue the public hearing to November 21, 2023.



Apr 20, 2023

MICHAL J. JOY
423 SW BRIELLE DR
LEES SUMMIT, MO 64082

Re: 108 N. Madison St, Raymore, MO

Dear Michael J. Joy:

Please be advised that the free-standing sign (photograph of sign attached) located in the landscaped area of your property located at 108 N MADISON ST (former RAYMORE JOURNAL) is a nonconforming sign that has been abandoned as defined by Section 475.070E of the City of Raymore Unified Development Code.

Section 475.070E states "Any nonconforming sign that no longer advertises an activity, business or use conducted or a product sold on the premises where the sign is located will be deemed to be abandoned after a period of 90 days. All abandoned signs must be removed or brought into full compliance with the regulations of this Code."

The sign in question has not advertised any activity or product sold on the premises since at least December 31, 2022. As such, you are hereby notified that the sign must be removed or brought into full compliance with the regulations of this Code by May 04, 2023. Failure to do so will result in the City utilizing one or more of the enforcement remedies outlined in Section 480.030 of the Raymore Unified Development Code, including issuance of a citation, abatement and/or filing for injunctive relief.

Your voluntary compliance with this notice would be appreciated. Should you have any questions please feel free to contact me at (816) 892-3027 or by email at dvogel@raymore.com.

Respectfully,

A handwritten signature in black ink, appearing to read "Drayton Vogel", written in a cursive style.

Drayton Vogel
Code Enforcement Officer



Planning and Zoning Commission

2024 Meetings and Deadlines

Planning Commission Meeting Date	Residential Preliminary Plat Submission Deadline	Annexation, Rezoning, Site Plan, Final Plat, Conditional Use Permit Submission Deadline	Park Board (prelim. plat only) Suggested Meeting Date	Final Revisions Submission Deadline	Planning and Zoning Commission Public Hearing Notice		City Council Public Notice	City Council 1st Reading	City Council 2nd Reading
					Sent to publish	Neighbor Notice	Sent to publish		
1st and 3rd Tuesdays	60 days prior	Commercial Preliminary and Final 30 days prior to submission deadline	Meeting before revision deadline	2 weeks before meeting	3 weeks before meeting (Friday)	2 weeks before meeting (Friday)	3 weeks before meeting (Friday)	2nd and 4th Mondays	Usually next meeting following 1st reading
2-Jan	3-Nov	1-Dec	14-Nov	19-Dec	8-Dec	15-Dec	15-Dec	8-Jan	22-Jan
16-Jan	17-Nov	15-Dec	14-Nov	2-Jan	22-Dec	29-Dec	29-Dec	22-Jan	12-Feb
6-Feb	8-Dec	5-Jan	12-Dec	23-Jan	12-Jan	19-Jan	19-Jan	12-Feb	26-Feb
20-Feb	22-Dec	19-Jan	12-Dec	6-Feb	26-Jan	2-Feb	2-Feb	26-Feb	11-Mar
5-Mar	5-Jan	2-Feb	23-Jan	20-Feb	9-Feb	16-Feb	16-Feb	11-Mar	25-Mar
19-Mar	19-Jan	16-Feb	23-Jan	5-Mar	23-Feb	1-Mar	1-Mar	25-Mar	8-Apr
2-Apr	2-Feb	1-Mar	27-Feb	19-Mar	8-Mar	15-Mar	15-Mar	8-Apr	22-Apr
16-Apr	16-Feb	15-Mar	27-Feb	2-Apr	22-Mar	29-Mar	29-Mar	22-Apr	13-May
7-May	8-Mar	5-Apr	26-Mar	23-Apr	12-Apr	19-Apr	19-Apr	13-May	10-Jun
21-May	22-Mar	19-Apr	26-Mar	7-May	26-Apr	3-May	17-May	10-June	24-Jun
4-Jun	5-Apr	3-May	23-Apr	21-May	10-May	17-May	31-May	24-June	8-Jul
18-Jun	19-Apr	17-May	23-Apr	4-Jun	24-May	31-May	14-Jun	8-July	22-Jul
2-Jul	3-May	31-May	28-May	18-Jun	7-Jun	14-Jun	28-Jun	22-Jul	12-Aug
16-Jul	17-May	14-Jun	28-May	2-Jul	21-Jun	28-Jun	19-Jul	12-Aug	26-Aug
6-Aug	7-Jun	5-Jul	25-Jun	23-Jul	12-Jul	19-Jul	2-Aug	26-Aug	9-Sep
20-Aug	21-Jun	19-Jul	25-Jun	6-Aug	26-Jul	2-Aug	16-Aug	9-Sep	23-Sep
3-Sep	5-Jul	2-Aug	23-Jul	20-Aug	9-Aug	16-Aug	30-Aug	23-Sep	14-Oct
17-Sep	19-Jul	16-Aug	23-Jul	3-Sep	23-Aug	30-Aug	20-Sep	14-Oct	28-Oct
1-Oct	2-Aug	30-Aug	27-Aug	17-Sep	6-Sep	13-Sep	4-Oct	28-Oct	25-Nov
15-Oct	16-Aug	13-Sep	27-Aug	1-Oct	20-Sep	27-Sep	1-Nov	25-Nov	9-Dec
5-Nov	6-Sep	4-Oct	24-Sep	22-Oct	11-Oct	18-Oct	15-Nov	9-Dec	23-Dec
19-Nov	20-Sep	18-Oct	24-Sep	5-Nov	25-Oct	1-Nov	29-Nov	23-Dec	13-Jan
3-Dec	4-Oct	1-Nov	22-Oct	19-Nov	8-Nov	15-Nov	20-Dec	13-Jan	27-Jan
17-Dec	18-Oct	15-Nov	22-Oct	3-Dec	22-Nov	27-Nov	3-Jan	27-Jan	10-Feb

A Public Hearing is Required for Preliminary Plat, Rezoning, and Conditional Use Permits.

- All applicants are required to meet with the City's Development Review Committee (DRC) prior to making any application.
- The DRC meets by appointment with applicants. An appointment can be scheduled by calling the Development Services Department at 816.892.3016
- All applications must be complete upon submittal. A complete application and submission includes all required engineering plans

MONTHLY REPORT

OCTOBER 2023

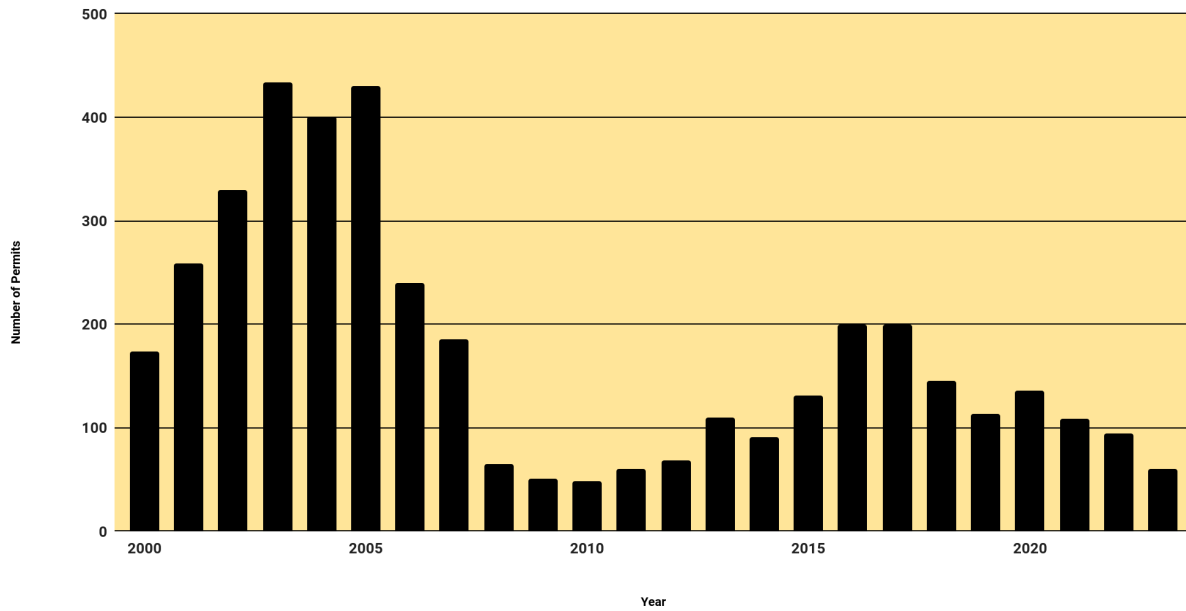
Building Permit Activity

Type of Permit	OCT 2023	2023 YTD	2022 YTD	2022 Total
Detached Single-Family Residential	7	60	90	94
Attached Single-Family Residential	16	86	178	238
Multi-Family Residential	0	0	15	15
Miscellaneous Residential (deck; roof)	66	633	652	763
Commercial - New, Additions, Alterations	2	22	19	20
Sign Permits	11	59	38	49
Inspections	OCT 2023	2023 YTD	2022 YTD	2022 Total
Total No. of Inspections	502	4,632	5,340	6,264
Residential Inspections	307	2,268	-	-
Commercial Inspections	195	2,364	-	-
Valuation	OCT 2023	2023 YTD	2022 YTD	2022 Total
Total Residential Permit Valuation	\$5,696,970	\$38,831,410	\$60,930,200	\$69,322,400
Total Commercial Permit Valuation	\$3,194,200	\$37,790,750	\$93,500,500	\$93,784,200

Additional Building Activity:

- Interior finishing work continues on the residential apartment buildings within The Depot community. The Clubhouse, fitness center and leasing office are nearing completion.
- Staff continues inspections at the Southern Glazer's distribution center as they continue the buildout of their facility at 1100 S. Dean Avenue.
- Tenant finish work commenced at 1204 S. Dean Avenue for the location of Harmar, a medical mobility solutions company locating within the Raymore Commerce Center.
- Staff continues inspections at the Nuuly distribution facility located at 1300 S. Dean Avenue.
- Building plans were received for the redevelopment of the former Office Max building located at 121 N Dean Avenue, which will be the future location of a [Sano Orthopedics office](#).
- Construction plans were received for the approved [HTeaO](#), located at 58 Highway and Sunset Lane.

Single Family Building Permits



CODE ENFORCEMENT ACTIVITY

Code Activity	OCT 2023	2023 YTD	2022 YTD	2022 Total
Code Enforcement Cases Opened	58	621	631	705
<i>Notices Mailed</i>			-	-
-Tall Grass/Weeds	9	129	143	144
- Inoperable Vehicles	20	211	195	221
- Junk/Trash/Debris in Yard	13	105	103	122
- Object placed in right-of-way	2	19	10	10
- Parking of vehicles in front yard	1	25	33	46
- Exterior home maintenance	7	71	68	73
- Other (trash at curb early; signs; etc)	0	0	0	0
Properties mowed by City Contractor	1	56	55	55
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	1	5	1	-
Signs in right-of-way removed	52	473	998	1,184
Violations abated by Code Officer	5	48	67	76

DEVELOPMENT ACTIVITY

Current Projects

- Comprehensive Plan
- Eastbrooke 4th Plat
- Elite Fence & Deck Expansion
- 36th UDC Amendment
- Saddlebrook 1st Final Plat
- The Depot at Raymore Final Plat
- Sano Orthopedic (former Office Max) Construction Plan Review

ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL

October 3, 2023 Planning and Zoning Commission

- Meeting Canceled

October 9, 2023 City Council

- 2nd Reading - 36th Amendment to UDC - Misc items from 2023 Review, approved
- 2nd Reading - Eastbrooke at Creekmoor 4th Final Plat, approved

October 11, 2023 Board of Zoning Adjustment

- Elite Fence & Deck Variance of Use - Construction Sales & Service Use within C-3 Regional Commercial District (public hearing), approved
- 413 Eagle Glen Drive Fence Variance (public hearing), approved

October 17, 2023 Planning and Zoning Commission

- Timber Trails Mixed Use - Dean Avenue ROW Vacation (public hearing), approved
- The Depot at Raymore Final Plat, approved

October 23, 2023 City Council

- No items scheduled

UPCOMING MEETINGS NOVEMBER & DECEMBER

November 7, 2023 Planning and Zoning Commission

- Conditional Use Permit for Pole Sign - 108 N. Madison (public hearing)
- Saddlebrook 1st Final Plat

November 8, 2023 Board of Zoning Adjustment

- 106 S. Sunset Fence Height Variance (public hearing)

November 13, 2023 City Council

- 1st Reading - Timber Trails Mixed Use - Dean Avenue ROW Vacation (public hearing)
- 1st Reading - The Depot at Raymore Final Plat
- 1st Reading - Saddlebrook 1st Final Plat

November 21, 2023 Planning and Zoning Commission

- Meeting Canceled

November 27, 2023 City Council

- 1st Reading - Conditional Use Permit for Pole Sign - 108 N. Madison (public hearing)
- 2nd Reading - Timber Trails Mixed Use - Dean Avenue ROW Vacation
- 2nd Reading - The Depot at Raymore Final Plat
- 2nd Reading - Saddlebrook 1st Final Plat

December 5, 2023 Planning and Zoning Commission

- No items currently scheduled

December 11, 2023 City Council

- 2nd Reading - Conditional Use Permit for Pole Sign - 108 N. Madison

OCTOBER DEPARTMENT ACTIVITY

- The Raymore Board of Appeals met on Wednesday, Oct. 4, to conduct a hearing pertaining to an order issued by the Building Official of the City for a dangerous building located at 523 S. Adams St.
- City Planner Dylan Eppert, Development Services Director David Gress and Economic Development Director Jordan Lea attended the monthly Southland Planners meeting, hosted this month by the City of Raymore.
- The regularly scheduled meeting of the Planning and Zoning Commission for Tuesday, Oct. 3 was canceled due to lack of business.
- Economic Development Director Jordan Lea and City Planner Dylan Eppert attended the ribbon cutting ceremony for The Venue hosted by the Raymore Chamber of Commerce.
- Economic Development Director Jordan Lea attended the Peculiar Area Development Council luncheon.
- Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce's Coffee and Conversations event at the Raymore-Peculiar Public School Foundation.
- City Planner Dylan Eppert and Administrative Assistant Emily Jordan attended the Bi-State Planning Conference in Kansas City, MO.
- Development Services staff met internally to discuss the Comprehensive Plan and the 2024 meeting calendars for the Planning and Zoning Commission as well as the Board of Adjustments.

- Building Official Jon Woerner attended the Missouri Association of Code Administrators conference in Camden, MO.
- City Planner Dylan Eppert participated in a “Community for All Ages” video shoot that took place at Hawk Ridge Park. The video shoot was to discuss universal design with an emphasis on housing.
- The Planning and Zoning Commission met on Tuesday, Oct. 17. The Commission reviewed and approved two applications which include a Final Plat for Raymore Galleria 3rd Plat and a Vacation of Right-of-Way for the Timber Trails Mixed Use Development site.
- Economic Development Director Jordan Lea and Communications Manager Melissa Harmer attended Foxwood Spring’s Meet the Team Networking Event.
- Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce’s Board Meeting.
- Economic Development Director Jordan Lea attended Bloom International’s grand opening and ribbon cutting ceremony hosted by the Raymore Chamber of Commerce.
- City Planner Dylan Eppert conducted a final walk through for the shell portion of Starbucks Coffee located at 1631 W. Foxwood Dr.
- Development Services Director David Gress and his wife recently welcomed their first child. Congratulations, Gress family and baby Decker!
- Economic Development Director Jordan Lea attended the grand opening of The Quilted Cow Quilt Shop, located at 214 W. Walnut Street.
- Economic Development Director Jordan Lea attended Missouri Economic Development Council’s Fall Conference.

