

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, FEBRUARY 21, 2017** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, JOSEPH SARSFIELD, DON MEUSCHKE, KELLY FIZER, CHARLES CRAIN, AND MAYOR KRISTOFER TURNBOW. ABSENT WERE JOHN BERENDZEN, ERIC BOWIE, AND LEO ANDERSON. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR ED IEANS AND CITY ATTORNEY JONATHAN ZERR.

1. **Call to Order** – Chairman Faulkner called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Chairman Faulkner declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**
 - A. **Acceptance of minutes of February 7, 2017 meeting.**
 - B. **Case #17001 - Westbrook at Creekmoor Twelfth Final Plat**

Motion by Commissioner Crain, Seconded by Commissioner Meuschke to accept the consent agenda.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Anderson	Absent
Commissioner Berendzen	Absent
Commissioner Bowie	Absent
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Aye
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

Motion passed 6-0-0.

6. **Old Business** – None
7. **New Business**
 - a. **Case #17002 – Rezoning, Heritage Hills Lots 136 thru 157 (public hearing)**

Brian Glenn, P.E. with Phoenix Engineering, representing Ct Midland, LLC, presented the request to the Commission. Mr. Glenn indicated the request is to rezone Heritage Hills Lots 136 thru 157 from R-1 “Single Family Residential” to R-2 “Single and Two Family Residential”. Mr. Glenn explained the subject property is situated adjacent to property that is already zoned R-2 and property that is zoned commercial. The applicant desires to build two-family dwellings on the property utilizing the existing platted lots.

Community Development Director Jim Cadoret presented the staff report. The request before the Commission is for the reclassification of zoning of Heritage Hills Lots 136 thru 157 from its current R-1 “Single Family Residential Zoning District” to R-2 “Single and Two-Family Residential Zoning District”. Mr. Cadoret reviewed the aerial photograph and site photographs taken. The property is located between Foxwood Drive and Pine Street, east of Madison Street and the post office.

Mr. Cadoret stated that the Future Land Use Map of the Growth Management Plan designates the property as appropriate for Low Density Residential Use. Pine Street is classified as a Minor Collector roadway.

Mr. Cadoret stated that a rezoning request requires a public hearing and he entered for the record the mailed notices to adjoining property owners; the notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; and the staff report submitted to the Commission.

Mr. Cadoret explained the history of the zoning of the property and indicated that a final plat was approved for the property in 1987. The final plat was recorded and remains valid.

Mr. Cadoret stated a Good Neighbor meeting was held on January 25, 2017 and was attended by four residents. At the meeting the applicant presented his request and answered questions from the residents.

Mr. Cadoret indicated that there is no screening requirement under the current R-1 or proposed R-2 zoning designations for the subject property. Connection of Washington Street south to Pine Street will be required.

Mr. Cadoret stated the Engineering Division provided a memorandum on public infrastructure that is available to serve the proposed rezoning area and recommends approval of the request.

Mr. Cadoret stated that two-family dwellings currently comprise 4% of the total number of dwelling units in the City. There are 340 existing two-family dwelling units in the City. Staff has provided proposed findings of fact for the Commission to consider.

Mr. Cadoret indicated that staff supports the request for rezoning. The adjacent land to the north currently contains two-family dwellings with commercial land to the west and undeveloped land to the east and south. The request continues the R-2 zoning district boundary further to the south, away from single family residences that exist to the north. City staff recommends the Planning and Zoning Commission accept the staff proposed findings of fact and forward Case #17002, request to reclassify the zoning of 9.29 acres of land, legally described as Heritage Hills Lots 136 thru 157, from "R-1" Single Family Residential District to "R-2" Single and Two Family Residential District, to the City Council with a recommendation of approval.

Chairman Faulkner opened the floor to the public, and opened the public hearing, at 7:18 p.m.

There were no public comments.

Chairman Faulkner closed the floor to the public, and closed the public hearing, at 7:18 p.m.

Thomas Wirth, owner of 101/103 E. Foxwood Drive, requested to speak to the Commission.

Chairman Faulkner reopened the floor to the public, and reopened the public hearing, at 7:19 p.m.

Mr. Wirth asked what happens with the existing swale south of his property when Washington Street is continued to the south and crosses the swale.

Ed leans, Assistant Public Works Director, indicated that the project engineer is required to submit a stormwater study and will need to address the water runoff that will be created by the continuation of Washington Street to the south.

Chairman Faulkner asked staff if the final plat that was approved in 1987 remains valid.

Mr. Cadoret stated that the final plat was recorded and remains valid. He also confirmed the requirement for the project engineer to submit a stormwater study before development can occur.

Mr. Wirth asked if sidewalk would be constructed on Washington Street.

Mr. Cadoret indicated yes, sidewalk would need to be constructed to connect any new development on the subject property with the existing sidewalk along Foxwood Drive. The sidewalk that would need to cross through Mr. Wirths' yard along Washington Street would be done at the City's expense as part of the sidewalk gap program.

Mr. Glenn stated that he has completed some preliminary work on the stormwater runoff. A box culvert will be needed for the swale to cross under Washington Street. There will be inlet boxes on Washington Street to get the water from the street level down to the swale.

Chairman Faulkner closed the floor to the public, and closed the public hearing, at 7:29 p.m.

Commissioner Meuschke asked if the existing plat accommodates the required tear-drop design for cul-de-sacs.

Mr. Cadoret stated yes, that the engineer will still need to provide the required tear-drop design for any cul-de-sac in the development.

Chairman Faulkner asked about development of the four large, long lots that are part of the plat.

Mr. Glenn stated that a duplex will be built on each of the four lots, but will have an overly large yard area.

Motion by Chairman Faulkner, Second by Commissioner Crain to accept the staff proposed findings of fact and forward case #17002, Rezoning of Heritage Hills Lots 136 thru 157, to the City Council with a recommendation of approval.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Anderson	Absent
Commissioner Berendzen	Absent
Commissioner Bowie	Absent
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Aye
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

Motion passed 6-0-0.

8. City Council Report

Jonathan Zerr gave the City Council report.

9. Staff Report

A. Planning Pipeline

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission. Mr. Cadoret indicated that a joint City Council and Planning and Zoning Commission training session has been scheduled for Monday, March 6, 2017 at 7:00 p.m..

B. Engineering Report

Assistant Public Works Director Ed leans provided an update on the status of public works projects.

- The 2016 median beautification program will be completed in May.
- The Foxwood Springs water tower will be repainted starting in April.
- The sidewalk program is almost complete, just waiting on restoration work for yards.

10. Public Comment

Mr. Zerr thanked the Commission for its action to reopen the public hearing this evening and allowing the resident that attended to speak.

11. Commission Member Comment

Commissioner Sarsfield: No comment
Commissioner Meuschke: No comment
Commissioner Crain: No comment
Commissioner Fizer: No comment
Mayor Turnbow: No comment
Chairman Faulkner: Thanked staff for its assistance to the Commision.

12. Adjournment

Motion by Mayor Turnbow, Seconded by Commissioner Crain to adjourn the February 21, 2017 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Anderson	Absent
Commissioner Berendzen	Absent
Commissioner Bowie	Absent
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Aye
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

Motion passed 6-0-0.

The February 21, 2017 meeting adjourned at 7:43 p.m.

Respectfully submitted,

Jim Cadoret