

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, MARCH 7, 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 21, 2017 meeting.**
 - B. **Case #17006 - Shadowood Phase 4 Replat Lots 181 thru 189**

Motion by Commissioner Crain, Seconded by Commissioner Sarsfield 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 #17005 – Rezoning, Raymore Original Plat Block 8 (public hearing)**

Associate Planner David Gress presented the staff report to the Commission. Mr. Gress indicated the City is both the property owner and applicant for the request. Mr. Gress stated the request is to reclassify the zoning of Raymore Original Town Block 8, Lots 1 thru 14, from “R-1” Single Family Residential District and “C-1” Neighborhood Commercial District to “PR” Parks, Recreation and Public Use District. The property is about 2.9 acres in size.

Mr. Gress reviewed the site photographs that were included in the staff report and reviewed the surrounding zoning. A Good Neighbor meeting was held in January with one resident present.

Mr. Gress reviewed recent planning actions that have occurred, including a review of the zoning history of the property. He reviewed the uses allowed in the PR District and the general provisions of the Original Town Overlay District.

Mr. Gress indicated the Engineering Division reviewed the application and determined adequate public facilities can be provided to the site and has submitted its memorandum of review and recommends approval of the request.

Mr. Gress indicated staff has submitted proposed findings of fact for the Commission to consider and recommends that the Commission accept those findings and forward the request to the City Council with a recommendation of approval.

Chairman Faulkner opened the floor to the public, and opened the public hearing, at 7:12 p.m.

There were no public comments.

Chairman Faulkner closed the floor to the public, and closed the public hearing, at 7:12 p.m.

Commissioner Meuschke asked staff if the proximity of the two existing city parks within one mile of this property would have any effect on what improvements would be placed on this property.

Mr. Gress stated that uses on existing park land is taken into consideration when planning amenities for a new park. One of the amenities being considered for the subject property is a playground.

Commissioner Meuschke commented that he heard a splash park may be a possibility.

Mr. Gress stated that idea has been discussed.

Chairman Faulkner commented that the case before us is not a site plan but a case on zoning and the case to decide is whether the 2.9 acre site is appropriate for park use.

Commissioner Sarsfield asked if there are any specific improvements planned.

Mr. Gress stated a playground will be constructed and the old post office building will be repurposed as a restroom facility for the park. Additionally there will be parking added this year along the south side of Maple Street.

Commissioner Sarsfield stated he heard an ice skating rink was discussed.

Community Development Director Jim Cadoret stated a synthetic ice rink has been suggested.

Motion by Commissioner Crain, Second by Commissioner Sarsfield, to accept the staff proposed findings of fact and forward case #17005, Rezoning Raymore Original Town Block 8, 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 stated Commissioner Anderson would be representing the Commission at the 2017 American Planning Association conference, along with Mr. Gress and himself. Mr. Cadoret also stated that a draft of the Community for All Ages Master Plan has been provided for each Commissioner in advance of the March 21 public hearing..

B. Engineering Report

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

- The Centerview building is scheduled to be completed in May.
- The 2016 I & I work will be completed by the end of April.
- The 2016 curb and sidewalk program work will be completed by the end of April.

10. Public Comment

None.

11. Commission Member Comment

Commissioner Crain: Thanked staff for its work. Thanked Mr. Zerr for his presentation at the joint work session meeting. Wished Commissioner Sarsfield a happy birthday.

Commissioner Fizer: Wished Commissioner Sarsfield a happy birthday.

Commissioner Meuschke: Wished Commissioner Sarsfield a happy birthday.

Commissioner Sarsfield: No comment

Mayor Turnbow: Wished Commissioner Sarsfield a happy birthday. Thanked Mr. Gress for his staff report this evening. Indicated he will not be at the next Commission meeting. Thanked Mr. Zerr for his presentation at the work session.

Chairman Faulkner: Thanked staff for its assistance to the Commission.

12. Adjournment

Motion by Commissioner Sarsfield, Seconded by Commissioner Crain to adjourn the March 7, 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 March 7, 2017 meeting adjourned at 7:27 p.m.

Respectfully submitted,

Jim Cadoret