

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, MARCH 21, 2017** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, DON MEUSCHKE, KELLY FIZER, CHARLES CRAIN, JOHN BERENDZEN, ERIC BOWIE AND LEO ANDERSON. ABSENT WERE JOSEPH SARSFIELD AND MAYOR KRISTOFER TURNBOW. 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 March 7, 2017 meeting.**

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

Vote on Motion:

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

Motion passed 6-0-1.

6. **Old Business** – None
7. **New Business**
 - a. **Case #17009 – Community for All Ages Master Plan (public hearing)**

Associate Planner David Gress presented the staff report. Mr. Gress stated a draft of the plan was previously discussed by the Commission and tonight staff is submitting the plan for consideration of adoption and approval of the plan as a component of the City Growth Management Plan.

Mr. Gress stated consideration of the plan requires a public hearing to be held and that notice of the hearing was published in The Journal as required.

Mr. Gress provided a brief overview of the process taken to complete the plan. A task force was formed to assist staff in the assessment phase of the Communities for All Ages initiative and the task force continued to assist staff in the preparation of the plan.

Mr. Gress stated the master plan is a stand-alone document but is a component of the Growth Management Plan. The two documents are tied together as well as connectivity with the City strategic plan.

Chairman Faulkner asked about the makeup of the task force.

Community Development Director Jim Cadoret stated in preparation of the Assessment Phase of the initiative a community meeting was held to gather input to better understand the needs of the community. From the community meeting several residents stepped up and volunteered to participate in the task force. The task force consisted of five residents, the Police Chief, the Parks and Recreation Director and myself. The task force met on a weekly basis to complete the assessment phase, then met to review the draft of the master plan. There was difficulty in getting youth volunteers but staff will continue to work on including younger residents in the implementation process.

Chairman Faulkner commented on the Community Conversations held approximately one year ago which provided input into this process as well.

Mr. Cadoret stated the interest in Raymore becoming a Community for All Ages was strengthened during the community conversations.

Commissioner Crain asked if there was broad representation on the task force from the neighborhoods within the City.

Mr. Cadoret stated the makeup of the task force was not done by ward but was represented by residents with a strong interest in the initiative.

Chairman Faulkner opened the floor to the public, and opened the public hearing, at 7:13 p.m.

Monique Lewis, 124 E. Calico, indicated she has lived in Raymore for 22 years in a neighborhood full of children. Ms. Lewis indicated she served as a task force member that represented the entire community. Ms. Lewis reviewed the five key focus areas contained in the plan and expressed her support for approval of the plan.

Ruth Johnson stated she is a member of the Raymore-Peculiar School Board and participated in the Community Conversation meetings. Ms. Johnson indicated she also served on the task force.

Ms. Johnson stated that as a mother of four children and caretaker for a parent she understand the changing needs of our society. Ms. Johnson stated she had to find a home that was accommodating to the needs of her family. She stated her interest in the initiative was to pursue universal design standards. Ms. Johnson encouraged the Commission to approve the plan and pursue implementation of the plan.

Vince Como, 725 Indian Grass Way, indicated he and his wife participated as members of the task force in order to have a voice to help protect the interests of senior residents in the City. Mr. Como expressed thanks to the Parks and Recreation Department in the City and the work they do for senior residents. Mr. Como stated civic involvement and transportation needs were two areas discussed during the assessment phase and work on the plan that he hadn't given a lot of thought to but were important components of the plan.

Chairman Faulkner closed the floor to the public, and closed the public hearing, at 7:27 p.m.

Chairman Faulkner commented that he appreciated all of the work of the task force members.

Commissioner Bowie thanked the task force members for the time they volunteered on this effort. He asked about several of the policy recommendations included in the plan. Mr. Bowie wanted the voices of the youth and young adults to be heard.

Commissioner Bowie asked about where we are at regarding the policy recommendations included in the plan. Are we 5 or 10 years away from implementation.

Mr. Cadoret indicated that on a few of the recommendations staff has already commenced discussions, including universal design standards. Other recommendations including expanding our accessory dwelling unit provisions contained in the City Code are already being discussed. Other areas being discussed include transportation and social isolation of some of our residents.

Commissioner Anderson asked about the connection between the proposed plan and other planning initiatives, including the Growth Management Plan and the Strategic Master Plan.

Mr. Gress stated that he reviewed each of the existing documents and how they related to the Community for All Ages initiative. He met with individuals involved in the Community Conversations in an effort to make this plan stronger.

Commissioner Anderson thanked the volunteers on the task force for their work on the initiative.

Chairman Faulkner indicated the Growth Management Plan does include other documents by reference or as a component to the Growth Management Plan. Mr. Faulkner stated it appeared to him that the Community for All Ages plan is under the direction and control of the Commission.

Mr. Cadoret stated yes, that the plan as proposed would be a component of the Growth Management Plan. There is not currently an official Community for All Ages Commission formed, but a Commission may be formed or the current task force may remain in place as an advisory group.

Commissioner Crain stated that he wants representation from all areas of the community serving on the task force or committee.

Mr. Gress stated the task force should be both geographically and demographically represented and that we may need to partner with the school district and other organizations to get the best representation for the community.

Commissioner Bowie asked about the tidbits of information that are added in the sidebar on some of the pages of the plan and thought they should be more relevant to Raymore.

Mr. Gress stated some of the items were taken from the community survey for Raymore and some were thought of as information that would be of interest and help to the residents.

Chairman Faulkner thought the tidbits were helpful but somewhat random.

Commissioner Fizer commented on the use of the term "elderly" in the plan. She felt a more appropriate word may be senior or older adult.

Chairman Faulkner agreed and thought the word senior would be more appropriate.

Motion by Commissioner Anderson, Second by Commissioner Crain, to accept the staff recommendation and approve case #17009, Community for All Ages Master Plan.

Chairman Faulkner asked if there would be an annual review of the plan similar to the review done on the Growth Management Plan.

Mr. Gress stated yes there will be an annual review of the plan and the task force or committee that is formed will play an important role in that process.

Motion by Chairman Faulkner, Seconded by Commissioner Meuschke to amend the motion to replace the two occurrences of the word “elderly” with “senior”.

Commissioner Anderson wanted consistency in the other documents, such as the Growth Management Plan, as well.

Chairman Faulkner stated the Commission could look to make those changes at the time of annual review of those documents.

Vote on Motion to Amend:

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

Motion passed 7-0-0.

Vote on Motion as Amended:

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

Motion passed 7-0-0.

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 the Board of Adjustment will have its meeting at 6 p.m. on Tuesday April 18, immediately before the regular meeting of the Planning and Zoning Commission. There are three cases on the Board of Adjustment agenda and the meeting may continue beyond 7 p.m. , delaying the start of the Commission meeting.

Chairman Faulkner asked staff to include a copy of the agenda for the Board of Adjustment meeting in the Commission meeting packet.

B. Engineering Report

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

- Foxwood Water tower painting will start on April 3rd
- Gore water line and meter vault will start in mid April
- A public meeting for 2017 sidewalk program will be April 6th.

10. Public Comment

None.

11. Commission Member Comment

Commissioner Crain: No comment.

Commissioner Bowie: Appreciated the joint work session with the City Council and stated as he was recently driving along 58 Highway that he thought the City was looking good.

Commissioner Berendzen: Thanked the residents who volunteered for the Community for All Ages Task Force.

Commissioner Meuschke: No comment

Commissioner Fizer: Thought the Community for All Ages plan was well done and is looking forward to its implementation.

Commissioner Anderson: Thanked Mr. Gress for his work on the plan. Thought the plan was a good baseline.

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

12. Adjournment

Motion by Commissioner Anderson, Seconded by Commissioner Berendzen to adjourn the March 21, 2017 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 7-0-0.

The March 21, 2017 meeting adjourned at 8:17 p.m.

Respectfully submitted,

Jim Cadoret