

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, MAY 2, 2017** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: VICE-CHAIRMAN KELLY FIZER, CHARLES CRAIN, LEO ANDERSON, JOSEPH SARSFIELD, ERIC BOWIE AND MAYOR KRISTOFER TURNBOW. ABSENT WAS DON MEUSCHKE AND WILLIAM FAULKNER. 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** – Vice-Chairman Fizer called the meeting to order at 7:00 p.m.
2. **Pledge of Allegiance**
3. **Roll Call** – Roll was taken and Vice-Chairman Fizer declared a quorum present to conduct business.
4. **Personal Appearances** – None
5. **Consent Agenda**

A. Acceptance of minutes of April 18, 2017 meeting.

Commissioner Bowie arrived at 7:01 p.m.

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

Vote on Motion:

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

Motion passed 6-0-0.

6. **Old Business**
 - a. **Case #17013 – 104 E. Olive Street - Waiver of Design Requirements**

David Gress, Associate Planner, provided an update on the case for the Commission. Mr. Gress indicated the application was filed by Justin Maynard, True Vision Construction, for a waiver to the design requirements applicable to the construction of a new home in the Original Town Neighborhood at 104 E. Olive Street. At the last Commission meeting staff was directed to notify neighboring residents of the request and to invite those neighbors to the meeting this evening. Staff also placed a sign in the yard notifying the public. Staff did receive one call from a neighbor with questions on the request.

Justin Maynard, True Vision Construction, indicated he spoke with the residents at 215 Franklin Street, 106 E. Maple Street, 103 E. Olive Street, and 304 S. Washington Street. All four neighbors were ok with the request. One resident on the corner of Plum and Franklin was not in favor of the request.

Mr. Maynard indicated he also spoke with the operators of the day care center across the street, the Eagles Club, and the Cass County Smiles dentist office, who all expressed no concerns with the request.

Vice-Chairman Fizer opened the meeting for public comments at 7:07 p.m.

Ryan Dowden, owner of the adjacent lot to the north, spoke in favor of the request.

Vice-Chairman Fizer closed the meeting for public comment at 7:07 p.m.

Commissioner Anderson asked Mr. Dowden if he was a resident of the neighborhood.

Mr. Dowden indicated he does not live in the neighborhood but does own the adjacent lot.

Commissioner Bowie asked staff what the original intent was when the requirements were adopted.

Mr. Gress stated the intent was to preserve the unique character of the houses in the neighborhood. There is a variety of garages in the neighborhood and residents did not want the garage to be at the forefront of the home.

Commissioner Bowie asked if any other houses had received a design waiver.

Mr. Gress stated that the house directly across the street, which is of a similar design to the proposed house, was constructed before the design requirements were adopted. There is one other home in the neighborhood that did receive a design waiver.

Mayor Turnbow thanked Mr. Maynard for his work on this request and for reaching out to the neighbors. He stated the UDC does not have a provision that requires that a Good Neighbor meeting be held on this type of request, but does understand staff has taken direction from the Commission to propose an amendment to include a good neighbor meeting as part of the process.

Commissioner Crain asked if the proposed home had a side-entry garage if a waiver would be required.

Jim Cadoret, Community Development Director, indicated a side-entry garage does comply with the requirements.

Mr. Crain stated that having the garage doors on the front is a small deal and it would be a minor change to have the location of the doors on the front of the home.

Vice-Chairman Fizer stated the lot is not really accommodating to have a side-entry garage.

Motion by Commissioner Anderson, Seconded by Commissioner Crain, to approve case #17013, request to waive the garage orientation design requirements for the home proposed to be constructed at 104 E. Olive Street.

Vote on Motion:

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

Motion passed 6-0-0.

7. New Business - None

8. City Council Report

Jonathan Zerr, City Attorney, gave the City Council report.

9. Staff Report

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission.

10. Public Comment

Adam Hembree, 412 N. Jackson Street, commented on the proposed rezoning of land in the Heritage Hills Subdivision south of him. He indicated he is concerned as a property owner on the rezoning and wanted to understand the intent of the zoning request.

Mr. Cadoret stated there will be a good neighbor meeting on this rezoning request tomorrow evening, May 3rd at 6:00 p.m. The Commission will consider the request at its May 16th meeting.

11. Commission Member Comment

Mayor Turnbow stated he was pleased to see the new signs for the businesses at the Raymore Marketplace center at 58 Highway and Dean; that the opening date for Centerview has been pushed back a week or so due to inclement weather; and that he has appointed Melodie Armstrong as a Ward 4 representative to the Planning and Zoning Commission.

Vice-Chairman Fizer thanked the Commission and staff for its assistance.

12. Adjournment

Motion by Commissioner Crain, Seconded by Commissioner Sarsfield to adjourn the May 2, 2017 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 6-0-0.

The May 2, 2017 meeting adjourned at 7:28 p.m.

Respectfully submitted,

Jim Cadoret