

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JUNE 6, 2017** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, CHARLES CRAIN, LEO ANDERSON, JOSEPH SARSFIELD, ERIC BOWIE (arrived at 7:02 p.m.), DON MEUSCHKE, MELODIE ARMSTRONG 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 REPRESENTATIVE MIKE FLEMING.

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**

Chairman Faulkner requested to amend the agenda by moving Consent Agenda item b. Case #17016 - Cunningham at Creekmoor Second Plat, to be the first item of new business.

**a. Acceptance of minutes of May 16, 2017 meeting.**

**Motion by Commissioner Anderson, Seconded by Mayor Turnbow to accept the minutes of May 16, 2017.**

**Vote on Motion:**

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

**Motion passed 7-0-1.**

6. **Old Business - None**
7. **New Business -**

**a. Case #17016 - Cunningham at Creekmoor Second Plat**

Commissioner Bowie arrived at 7:04 p.m.

Chairman Faulkner asked about comments made in the memorandum submitted by South Metropolitan Fire Protection District on the case regarding concerns related to street alignment.

David Gress, Associate Planner, indicated Granshire Lane was a relocation of the previous entrance to the Cunningham neighborhood to avoid a stream crossing. The road was moved further south. Mr. Gress stated South Metro was suggesting a continuation of existing streets to limit the total number of new streets.

Steve Warger, representing Cooper Land Development, stated the main entrance to Cunningham was relocated further south to avoid a stream crossing and to improve sight distances for vehicle movements.

Chairman Faulkner asked whether teardrop design needs to be incorporated into any temporary cul-de-sacs being constructed as part of the Cunningham Second plat.

Ed leans, Assistant Public Works Director, commented there is no need to add teardrop design to any temporary cul-de-sacs.

Commissioner Crain asked if the comments from South Metro were a public safety concern.

Mr. Gress stated the comment was more related to the total number of street segments. The comment was not perceived as a public safety issue.

Chairman Faulkner stated that South Metro made suggestions, not requirements.

Mike Fleming, City Attorney representative, agreed.

**Motion by Chairman Faulkner, Seconded by Commissioner Sarsfield, to accept the staff proposed findings of fact and forward case #17016, Cunningham at Creekmoor Second Plat, to the City Council with a recommendation of approval.**

**Vote on Motion:**

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

**Motion passed 9-0-0.**

**b. Case #17014 – Unified Development Code Annual Review and Report**

Jim Cadoret, Community Development Director, presented the annual review and report to the Commission.

Mr. Cadoret indicated the Commission established the annual review process in 2012 as a means to support the City Council goal of evaluating zoning and subdivision regulations to ensure that diversity in new developments is encouraged and that community goals and needs are supported. The most recent amendment to the Unified Development Code (UDC) occurred in February of 2017. Mr. Cadoret indicated staff has identified 21 suggested changes to the text of the UDC as part of this annual review.

Mr. Cadoret requested the Commission to review each of the suggested 21 amendments and provide direction to staff on whether a formal amendment to the UDC should be filed. Staff is requesting that the 25th amendment be filed for review at a public hearing to allow public comment on the suggested changes. This hearing is tentatively scheduled for July 18th.

The Commission proceeded to review each of the 21 changes suggested by staff. After discussion, staff indicated they would proceed with preparing the 25th amendment to the UDC for discussion.

**8. City Council Report**

Mike Fleming, City Attorney representative, gave the City Council report.

**9. Staff Report**

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

Assistant Public Works Director Ed leans provided an update on the following projects: Gore road water line extension; Foxwood Springs water tower; and the 2017 sidewalk and curb programs.

**10. Public Comment**

None

**11. Commission Member Comment**

Commissioner Fizer reminded everyone that Summer Scene is Saturday at T.B. Hanna Station.

Commissioner Anderson welcomed Commissioner Armstrong.

Commissioner Armstrong thanked everyone for the warm welcome.

Commissioner Crain thanked Animal Control staff for assistance provided this week.

Commissioner Meuschke asked when the UDC amendment would be considered by the Commission. Mr. Cadoret stated at the July 18th Commission meeting.

Commissioner Sarsfield welcomed Commissioner Armstrong.

Commissioner Bowie was interested if a study or specific numbers were available for the Municipal Circle traffic flow hearing scheduled for the next Commission meeting. He also welcomed Commissioner Armstrong.

Mayor Turnbow welcomed Commissioner Armstrong and invited Commissioners to attend the ribbon cutting for Centerview on June 16th.

Chairman Faulkner welcomed Commissioner Armstrong and thanked staff for its assistance.

**12. Adjournment**

**Motion by Commissioner Anderson, Seconded by Commissioner Bowie to adjourn the June 6, 2017 Planning and Zoning Commission meeting.**

**Vote on Motion:**

- Chairman Faulkner           Aye
- Commissioner Anderson    Aye
- Commissioner Armstrong   Aye
- Commissioner Bowie        Aye
- Commissioner Crain         Aye
- Commissioner Fizer         Aye
- Commissioner Meuschke    Aye
- Commissioner Sarsfield     Aye

Mayor Turnbow                      Aye

**Motion passed 9-0-0.**

The June 6, 2017 meeting adjourned at 8:58 p.m.

Respectfully submitted,

Jim Cadoret