

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JULY 18, 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, DON MEUSCHKE, ERIC BOWIE (ARRIVED 7:08 P.M.), MELODIE ARMSTRONG, AND MAYOR KRIS 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**
 - a. **Acceptance of minutes of June 20, 2017 meeting.**

Motion by Commissioner Anderson, Seconded by Commissioner Meuschke to approve the minutes as presented.

Vote on Motion:

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

Motion passed 7-0-1.

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

- a. **Case #17021 - Discover Vision Center Site Plan, 1018 W. Foxwood Drive**

Guy Gronberg, architect for the project, presented the application to the Commission. Mr. Gronberg provided an overview of the project and indicated they are in agreement with the staff comments and recommended conditions.

Associate Planner David Gress presented the staff report. After review of the items contained in the report, Mr. Gress presented proposed findings of fact for the Commission to consider and indicated staff recommends the Commission accept the proposed findings and approve the site plan subject to 11 conditions:

Prior to commencement of any land disturbance activities:

1. State of Missouri and City of Raymore land disturbance permits shall be obtained prior to the commencement of any site grading or land disturbance activities.

2. All erosion control measures identified on the site disturbance plan and required by the land disturbance permit must be installed prior to grading and these measures must be maintained until the requirements of the SWPPP are satisfied.

Prior to issuance of a Building Permit

3. Building construction plans shall be approved by the Building Official.

4. Applicant shall submit a revised site plan showing the following changes:

- Relocation of the striped crosswalk markings to the "mid-parking lot crossing".
- Widened entrance from Remington Plaza with labeled radii, able to accommodate a fire apparatus.
- Location and screening details of mechanical equipment.

Prior to issuance of a Certificate of Occupancy:

5. All accessible parking spaces must be identified by signs complying with the Manual of Uniform Traffic Control Devices and the Department of Justice, Code of Federal Regulation 28 CFR Part 36, ADA Standards for Accessible Design. The sign must be vertically mounted on a post or wall no more than five feet from the space and centered on the width of the space.

6. Two of the accessible parking spaces shall be served by an access aisle a minimum of ninety-six inches wide and shall be designated "lift van accessible only" with signs that meet the requirements of the federal Americans with Disabilities Act.

7. If the electrical transformer box and/or any other accessory utility facility is taller than three and one-half feet or covers more than twenty-five square feet in area than it must be screened in accordance with Section 420.040D of the Unified Development Code.

8. All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission.

Perpetual Conditions:

9. Prior to removing erosion control measures at the conclusion of the project, the contractor must obtain concurrence from the City.

10. A signed copy of the weekly and post rain event erosion control inspection reports shall be submitted to the City upon completion of each report.

11. Owner must immediately notify City staff of any illicit discharge that enters or has the potential to enter the storm sewer system.

Commissioner Bowie arrived at 7:08 p.m.

Commissioner Anderson asked staff to discuss the dialogue staff had with the applicant on the design of the building as he does not see cohesion with other nearby buildings.

David Gress commented there were no conversations on the materiality of the building but staff was satisfied with the high quality of the materials selected. There is no requirement for the architecture to match the architecture of surrounding buildings.

Mr. Gronberg stated his client liked the new Kay Jewelers building and wanted to construct a commercial building with commercial materials. Mr. Gronberg stated the building to the east is a glorified house using materials customarily seen in residential buildings. The building to the west is a metal building. His client wanted to use brick, steel and glass in the building.

Commissioner Anderson stated he understood the requirements were met but would have liked to see an attempt to tie the architecture together. He wanted the applicant to consider materials similar to the building to the east to tie the two buildings together.

Chairman Faulkner asked if Discover Vision has consistent design standards in their new buildings.

Mr. Gronberg stated the buildings have a flat roof using brick, glass and steel. This proposed building is the smallest that Discover has done.

Commissioner Anderson stated he likes the stone used in the building to the west and would like to see cohesion between the proposed building and the building to the west.

Chairman Faulkner asked if the northeast corner of the site could be utilized for a future building.

Mr. Gress stated the area could accommodate a future building if the stormwater detention area were relocated.

Mr. Gronberg indicated his client has planned for future expansion in the proposed building and has no intentions to build in the northeast corner of the site. Proposed parking exceeds the minimum standard to allow adequate spaces for employees and customers.

Commissioner Fizer stated she likes the building and doesn't mind that the architecture doesn't match the adjacent buildings. This will be a nice addition to the City.

Commissioner Bowie asked if any conclusions had been made on a signage plan.

Mr. Gress stated a master sign plan is not required but the applicant showed signs on the building for conceptual purposes only.

Mr. Gronberg indicated the signs shown on the building elevation will be the size and design of the signs installed.

Commissioner Bowie asked if there is an entrance on the south side.

Mr. Gress stated there will be no entrance to the building on the south side.

Commissioner Crain commented that the Commission talked at length on the design of the Pathways building and that he liked unique identity of buildings.

Commissioner Anderson clarified that what he is looking for is a cohesive element shared by the buildings.

Commissioner Sarsfield stated he likes the building as designed and likes to see distinct designs.

Chairman Faulkner stated that Section 440.010 of the Unified Development Code provides direction on building design standards. The standards are intended to break up the monotony and promote some diversity in the appearance of buildings. Our standards go to the building and not consistency between buildings.

Mayor Turnbow indicated he was not as concerned as Commissioner Anderson with regard to differences in the facades. The colors are similar in nature even though design of the buildings is different. It all seems to come together in the neighborhood. The building is eye catching and they have taken into consideration the architecture utilized in the Raymore Marketplace project.

Motion by Mayor Turnbow, Seconded by Commissioner Crain, to accept the staff proposed findings of fact and approve case #17021, Discover Vision Center site plan, subject to the 11 conditions outlined in the staff report.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Anderson	Nay

Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Meuschke	Aye
Commissioner Sarsfield	Aye
Mayor Turnbow	Aye

Motion passed 8-1-0.

Commissioner Anderson stated his concern on the application and that he has the mindset that we live in this community and we need to have standards that we all live by.

b. Case #17022 - 25th Amendment to the Unified Development Code (*public hearing*)

Community Development Director Jim Cadoret provided an overview of the staff report. An amendment to the Unified Development Code (UDC) does require a public hearing and he entered into the record the Growth Management Plan: Unified Development Code; notice of publication in The Journal, and the staff report.

The 25th amendment comes from the Commission annual review of the UDC held in June. There are nineteen separate changes proposed in the application. Staff recommends the Commission accept the staff proposed findings of fact and forward case #17022, 25th amendment to the Unified Development Code, to the City Council with a recommendation of approval.

Chairman Faulkner opened the public hearing at 7:57 p.m.

There were no public comments.

Chairman Faulkner closed the public hearing at 7:57 p.m.

Chairman Faulkner asked about Section 1 of the proposed ordinance regarding keeping of animals. He wasn't certain the language was clear.

Mr. Cadoret stated the Animal Control Code provides regulations on certain animals as well.

Commissioner Sarsfield questioned why chickens were in the same code section as larger animals such as cattle and horses. He commented that his son is allowed to have chickens where he lives and can have chickens up to a certain size, but no roosters. Mr. Sarsfield questioned why three acres for chickens yet no acreage requirement for dogs.

Chairman Faulkner commented he has seen a prohibition on roosters in other communities.

Commissioner Armstrong stated she shares the concern raised by Commissioner Sarsfield and that Lee's Summit does not have a lot size limitation but does limit total number to six. The three acre requirement is excessive.

Commissioner Bowie asked about Section 4 proposal and if there is a requirement for a minimum fence height for outdoor dining areas.

Mr. Cadoret stated there is a minimum height requirement under the building code.

Mayor Turnbow asked staff to recap previous discussions that have been held regarding keeping of chickens.

Mr. Cadoret stated the topic of keeping of animals has been discussed by the Commission and City Council on a couple of occasions. Council determined that the keeping of animals is expected to be allowed on acreage property but not on subdivision lots under 3 acres. This proposal is only to include R-1 zoned properties over 3 acres in size on lots that allow keeping of animals. Staff is aware of several nearby communities that do allow chickens on smaller residential lots.

Mayor Turnbow asked about Section 16 and the proposal to amend the street name requirements.

Mr. Cadoret stated the City does have an adopted addressing policy that controls street names and addressing. The policy does not require streets to be numbered similar to Kansas City. Street naming is generally left to the subdivision developer, with review completed so no overlap of street names would be created and proper prefixes and suffixes are utilized.

Commissioner Fizer asked about the roof mounted solar panel requirements and the Tesla Solar Roof system.

Mr. Gress indicated that those solar installations would be allowed since they are incorporated into the roof shingle.

Commissioner Armstrong asked about the demarcation that panels can only be on non-street facing elevations.

Mr. Gress indicated that requirement is in place for aesthetic purposes. If the front roof is the only available roof for solar then the code does allow for consideration of a waiver of the requirement.

Mr. Gress stated he has completed considerable research and has utilized codes adopted by other communities as a guide. This requirement is common for most communities but he is willing to do additional research.

Motion by Commissioner Anderson, Seconded by Commissioner Fizer, to accept the staff proposed findings of fact and forward case #17022, 25th amendment to the Unified Development Code, to the City Council with a recommendation of approval.

Chairman Faulkner stated there remain a few questions regarding keeping of animals and solar energy. He asked for clarification on options from the City Attorney.

City Attorney representative Mike Fleming indicated the Commission could vote on the motion as is or propose an amendment to the motion.

Motion by Mayor Turnbow, Seconded by Commissioner Crain, to amend the motion to exclude Section 1 and Section 6 of the proposed ordinance pending further review by staff.

Mayor Turnbow stated he thought these two proposed amendments warranted additional research by staff.

Vote on Motion to Amend:

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.

Vote on Original Motion as Amended:

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.

8. City Council Report

City Attorney Representative Mike Fleming 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: Bid opening for stormwater project is July 27th; 2017 mill and overlay project starts July 24th; and the microsurface of Municipal Circle will start on July 29th. Mr. leans indicated this is his last Planning Commission meeting.

10. Public Comment

None

11. Commission Member Comment

Commissioner Bowie thanked Mr. leans for his service to the City and was thankful for the new commercial building activity. He also commented on the City website.

Commissioner Meuschke thanked Mr. leans for his service and helping the Commission.

Commissioner Armstrong congratulated Mr. leans.

Commissioner Anderson thanked Mr. leans for his service.

Commissioner Fizer thanked Mr. leans and would welcome him back to Commission meetings.

Commissioner Crain indicated he appreciates the reports from Mr. leans.

Commissioner Sarsfield thanked Mr. leans.

Mayor Turnbow thanked Mr. leans for his service. He thanked staff for the work on the 25th amendment and for the input on the proposed amendments from the Commission. Mayor Turnbow also commented on the groundbreaking held for the Raymore Activity Center.

Chairman Faulkner asked staff to research into a possible gap in code where the issue of individual site plans on previously platted lots are past the stage for a master plan but still need to consider adjacent development. Chairman Faulkner thanked Mr. leans for his service and staff for its continual work for the Commission.

12. Adjournment

Motion by Commissioner Anderson, Seconded by Commissioner Bowie to adjourn the July 18, 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 July 18, 2017 meeting adjourned at 8:55 p.m.

Respectfully submitted,

Jim Cadoret