

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, AUGUST 1, 2017** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: VICE-CHAIRMAN KELLY FIZER, LEO ANDERSON, JOSEPH SARSFIELD, ERIC BOWIE, AND MELODIE ARMSTRONG. ABSENT WERE CHAIRMAN WILLIAM FAULKNER, CHARLES CRAIN, DON MEUSCHKE, AND MAYOR KRIS TURNBOW. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, AND PUBLIC WORKS DIRECTOR MIKE KRASS.

1. **Call to Order** – Vice-Chairman Fizer called the meeting to order at 7:19 p.m. (Meeting delayed until quorum present).
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 July 18, 2017 meeting.**

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

Vote on Motion:

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

Motion passed 5-0-0.

6. **Old Business - None**
7. **New Business -**
 - a. **Case #17024 - G & G Storage Site Plan, 308 E. Walnut Street**

Ryan McGinnis, with Engineering Solutions, presented the request for the applicant Todd Glidewell. Mr. McGinnis indicated this project is similar to the other facilities Mr. Glidewell currently has in Raymore. The self storage units range in size from 10 x 20 to 40 x 10 and are located in a gated area.

Mr. McGinnis stated the Raymore Board of Adjustment approved a reduction in the required side yard setback from twenty feet down to ten feet. He stated the applicant has reviewed the staff report and recommended conditions and agrees with all conditions except the limitations on use of the west gate to Ramblewood. The Fire District is requiring a fire access there and the applicant would like to use this access point as an egress from the site. There would likely only be 1 to 2 cars a day using the west gate.

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:
 - o Relocation of the handicap accessible parking space. The access aisle shall be located on the right side of the handicap accessible parking space.

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 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 Anderson asked staff to discuss the thoughts from the Board of Adjustment regarding approval of a variance to the side yard setback.

Mr. Gress commented that due to the narrow width of the lot and the increased side yard setback above that what the zoning district typically requires resulted in difficulty in placing buildings upon the site.

Commissioner Bowie asked staff to explain the entrances and exits to the site.

Mr. Gress stated the main entrance is off of 58 Highway. The gate to the self-storage units will be north of the buildings along 58 Highway. There will be a second gate on the west side where Ramblewood Drive currently ends at the site. This will be for fire access only. However, the applicant is requesting approval for use of this gate for exit from the self-storage units.

Commissioner Bowie identified several concerns he has on the site plan:

1. Although the property is zoned M-1 there is concern with industrial creep and extending the industrial area further to the west.
2. Concern there are so many self-storage facilities so close together.
3. The use of this property is a large footprint and doesn't give much back to the community.
4. No minimum separation standard between self-storage facilities.

Commissioner Anderson stated the zoning of this area is like a kaleidoscope and there is no cohesive plan for the area.

Commissioner Bowie stated he realizes the property is zoned M-1. He visited the site and noticed the proximity to the townhomes to the east and the new subdivision to the west.

Mr. Gress expressed that self storage units are a permitted use in the current zoning district. The question tonight is on the site plan, not the use. Mr. Gress stated the applicant has identified the need for the project.

Todd Glidewell, applicant and owner of the subject property, stated his reasons for bringing the project forward. He indicated he has expanded three times over 9 years and there is a waiting list of 25 people.

Mr. Glidewell stated the front units will be oversized to meet the needs of local contractors needing a place for an office and storage of supplies. The rear wall of the north/south units provide the screening of the units from the neighboring properties. There will be landscaping between the units and the neighbors.

Commissioner Sarsfield asked if the back wall of the building would be all one color.

Mr. Glidewell stated yes, but there could be more than one color integrated to break the monotony of the wall.

Commissioner Fizer commented that if tenants using the self storage facility do come from out of town perhaps they will frequent local businesses and thus support the community.

Mr. Glidewell stated that land area suited for self-storage facilities is limited in Raymore. He has expanded as far as he can at his current site.

Commissioner Bowie suggested the Commission, in the future, consider code for self-storage facilities that may help with some of these issues.

Community Development Director Jim Cadoret indicated that in order for the site plan to be approved there will need to be a unanimous vote of all five Commissioners. If any Commissioner has a concern perhaps it would be best to continue the request to the next meeting of the Commission to allow for review by the full Commission.

Motion by Commissioner Bowie, Seconded by Commissioner Sarsfield, to continue case #17024, G & G Storage site plan, to the August 15 Planning Commission meeting.

Vote on Motion:

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

Motion passed 5-0-0.

8. City Council Report

Mr. Cadoret gave the City Council report.

9. Staff Report

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

Public Works Director Mike Krass provided an update on the following projects: This weekend the angle parking on Municipal Circle will be installed and the road will convert to one-way traffic; sidewalk on Municipal Circle will be installed soon; the annual curb project is underway; and work on 155th street will be advertised this week.

10. Public Comment

None

11. Commission Member Comment

Commissioner Anderson welcomed Mr. Krass back to the meetings.

Commissioner Bowie commented that the City sidewalks look good and was pleased we have a maintenance program.

Vice-Chairman Fizer thanked staff for its assistance. She also commented on the disc golf course at Recreation Park and thought it was a wonderful addition to the park.

12. Adjournment

Motion by Commissioner Anderson, Seconded by Commissioner Armstrong to adjourn the August 1, 2017 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 5-0-0.

The August 1, 2017 meeting adjourned at 8:10 p.m.

Respectfully submitted,

Jim Cadoret