

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, AUGUST 15, 2017** IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, LEO ANDERSON, JOSEPH SARSFIELD, ERIC BOWIE, MELODIE ARMSTRONG, CHARLES CRAIN, DON MEUSCHKE, AND MAYOR KRIS TURNBOW. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, PUBLIC WORKS DIRECTOR MIKE KRASS, 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 August 1, 2017 meeting.**

**Motion by Commissioner Anderson, Seconded by Commissioner Fizer to approve the consent agenda as presented.**

**Vote on Motion:**

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

**Motion passed 6-0-3.**

**6. Old Business -**

**a. Case #17024 - G & G Storage Site Plan - 308 E. Walnut**

Associate Planner David Gress presented the staff report. Mr. Gress indicated that the request was presented to the Commission at its August 1st meeting. The application was tabled until a full Commission could participate in the discussion.

Mr. Gress indicated the request is for site plan approval for a self-storage facility on the north side of Walnut Street, east of Ramblewood. The property is zoned M-1, Light Industrial, and self-storage facility is a permitted use. Access to the site will be off 58 Highway. The Board of Adjustment did reduce the required side yard setback down to ten feet.

Mr. Gress indicated the proposed site plan is in compliance with the requirements of the Unified Development Code. The applicant has submitted an informational packet providing site plan and elevation information.

Mr. Gress indicated that staff recommends approval of the site plan subject to the following 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 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.

Matt Schlicht, project engineer with Engineering Solutions, appeared representing property owner Todd Glidewell. Mr. Schlicht reviewed the handout material that was provided for the Commission.

Mr. Schlicht reviewed the details of the project. The front buildings are intended to provide storage for small companies and individuals that need larger storage units. The units are available 24/7 and are not fenced in. The self-storage units to the north are secured with a gate.

Mr. Schlicht indicated the property owner is requesting the access at Ramblewood Drive be set up as a fire access and allow egress from the site by customers. No customers would be allowed to enter the site off of Ramblewood Drive. He indicated that a restriction on hours the gate can operate could be placed to limit traffic in Ramblewood during the evening hours.

Commissioner Meuschke asked if a 26' Uhaul truck could use the Ramblewood access drive.

Mr. Schlicht indicated that the access is designed to support access for a fire truck, so yes, it can handle access from a Uhaul truck.

Commissioner Meuschke stated his concern is having a novice driver of a large truck driving through a residential area.

Mr. Schlicht stated the daily traffic is limited, and not all of the traffic using the facility will be a larger truck.

Commissioner Bowie asked if additional fire hydrants would be provided.

Mr. Schlicht indicated there would be additional hydrants provided.

Mr. Bowie asked about the larger units on the south side of the project and how visible the buildings would be with trucks.

Mr. Schlicht said the rear of the first row of buildings would be along the highway. This building front would gain architectural elements that would allow the building to look like a commercial building.

Chairman Faulkner asked if the site would be unmanned.

Mr. Schlicht stated the existing office at American Self Storage would be the office serving the site.

Commissioner Meuschke asked how the fire district gained access to the site.

Mr. Schlicht stated the Fire District would have 24/7 access to either gate. They would be able to enter off Ramblewood or 58 Highway.

Commissioner Anderson provided the reasons why the Commission tabled the request at its last meeting. He indicated there were concerns on zone creep and that the Commission may have dropped the ball on allowing the site to remain industrial while the area was developing.

City Attorney Jonathan Zerr cautioned the Commission that the use is not being evaluated tonight. The zoning was established back in the 1970's and the use is permitted under the current zoning designation. Adequate factors to consider as part of this site plan review would be trip generation and access points. Mr. Zerr asked for confirmation from the applicant that the conditions suggested by staff are acceptable, keeping in mind the applicant request on the Ramblewood Access.

Mr. Schlicht indicated the applicant does accept the staff conditions but requests consideration of the request to exit onto Ramblewood.

Chairman Faulkner indicated he is comfortable with the egress onto Ramblewood Drive and thought a time limit may be appropriate.

Mr. Zerr stated that the Commission can consider reasonable conditions and safeguards and the egress condition would be an acceptable condition.

Mayor Turnbow asked staff if the Ramblewood access could have height limitations, such as a bar above the egress to limit size of vehicles.

Public Works Director Mike Krass indicated there is a model code provision to limit type of vehicles on public roads. Mr. Krass indicated the trip generation numbers for the site are similar to that for a single family residence. The concern would be from any noise or speed from larger vehicles. The contractor vehicles for the front units should be restricted to the 58 Highway access point.

Mr. Schlicht commented that any user of the front units would not have access to the gated area and thus would not be able to utilize the Ramblewood exit.

Commissioner Bowie expressed concern with the overall concept. He understands the use is permitted but the footprint of the buildings is large for the site.

Commissioner Sarsfield stated he understood we couldn't limit the height of vehicles using the Ramblewood egress due to the need for South Metro Fire District vehicles accessing the site but thought a sign "exit only" should be posted.

Commissioner Fizer commented that she thought the applicant made good use of this uniquely shaped lot and likes using the rear of the buildings as the screening from adjacent properties.

**Motion by Mayor Turnbow, Seconded by Commissioner Crain, to accept the staff proposed findings of fact and approve case #17024, G & G Storage site plan, subject to the conditions recommended by staff in addition to the request as explained by the applicant for the Ramblewood exit.**

Mayor Turnbow commented that the need for the facility has been identified by the applicant. The industrial zoning that has been in place and the screening to be utilized would provide a great buffer for the use.

Commissioner Crain indicated he agreed with the Mayor's comments.

Chairman Faulkner expressed some concern on allowing 24/7 egress onto Ramblewood Drive.

Mr. Schlicht commented that the applicant would agree to limits on hours of access onto Ramblewood Drive.

**Mayor Turnbow amended his motion to accept the staff proposed findings of fact and approve case #17024, G & G Storage site plan, subject to the conditions recommended by staff and allowing the applicant to use an exit onto Ramblewood Drive during the hours of 8:00 a.m. to 8:00 p.m. Amended Motion was seconded by Commissioner Crain.**

**Vote on Motion:**

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

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

Commissioner Bowie had no comments on his Nay vote.

Commissioner Anderson expressed his concern on lack of buffering from existing residential areas.

**b. Case #17015 - Rezoning of Heritage Hills Lots 158 thru 175, R-1 to R-2 (public hearing)**

Mr. Gress presented the staff report, summarizing that the request was to reclassify the zoning of Heritage Hills Lots 158 thru 175 from "R-1" Single Family Residential District to "R-2" Single and Two-Family Residential District. Mr. Gress indicated that the case was considered by the Commission on May 16 and was given a recommendation of denial. The applicant subsequently placed a hold on further review of the application until he could submit a master plan for the development of his entire property.

Mr. Gress indicated that this case requires a public hearing and he entered for the record the mailed notices to adjoining property owners; the notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; and the staff report. Mr. Gress stated that staff recommends the Commission accept the staff proposed findings of fact and forward the request to the City Council with a recommendation of approval.

*Chairman Faulkner opened the public hearing at 8:22 p.m.*

Sean Seibert, representing Ct Midland LLC, presented the request to the Commission. Mr. Seibert had submitted a booklet of information on the project to the Commission. He also submitted proposed covenants and restrictions for the subdivision.

Mr. Seibert stated the area proposed for rezoning would allow for construction of duplex buildings containing 2-bedroom, maintenance provided units. The buildings will have similar color schemes but there will be variation between buildings on the exterior facades. The master plan illustrates what is proposed for the eastern portion of the property, including a mixture of single-family, two-family and multi-family units.

Chairman Faulkner asked if the development has common ownership of the units.

Mr. Seibert indicated yes this would be under common ownership and would be maintenance provided.

Commissioner Bowie asked if the buildings were to be built on slabs.

Mr. Seibert indicated yes. There will be six units on the north tract that will have basements. The lots about the creek on the north property line.

Mayor Turnbow asked if a clubhouse would be provided.

Mr. Seibert indicated no clubhouse is proposed. There will be a trail around the detention pond and a small park in the multi-family area.

*Chairman Faulkner reiterated that the public hearing was open for public comments.*

No public comments were provided.

*Chairman Faulkner closed the public hearing at 8:35 p.m.*

Commissioner Anderson commended the applicant for the information provided and the master plan.

Chairman Faulkner asked Mr. Zerr for clarification on action the Commission should be taking tonight regarding the requested rezoning and the master plan.

Mr. Zerr commented that the applicant is not bringing forward the master plan for approval at this time. A future request for rezoning will be brought forward for the eastern property. Mr. Zerr stated if the Commission is going to approve the request this evening the Commission should amend the recommendation of denial made on May 16, 2017 to a recommendation of approval.

**Motion by Commissioner Anderson, Seconded by Commissioner Sarsfield, to amend the motion from the May 16, 2017 meeting and accept the staff proposed findings of fact and forward Case #17015, request to reclassify the zoning of 6.79 acres of land, legally described as Heritage Hills Lots 158 thru 175, from "R-1" Single Family Residential District to "R-2" Single and Two Family Residential District, to the City Council with a recommendation of approval.**

Mayor Turnbow asked staff if there was a way to enter into the record or make part of this decision the master plan that was submitted.

Community Development Director Jim Cadoret indicated that there could not be a direct condition or referral to the master plan or proposed land use of property that was not included in the request before the Commission. Mr. Cadoret stated the land to the east will need to go through a future rezoning and preliminary plat review.

Chairman Faulkner stated he would like City Council to have the master plan for review as part of the application, knowing that it is not binding but is informational.

**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.**

**7. New Business - None**

**8. City Council Report**

Mr. Zerr 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: The striping of Municipal Circle has been completed and construction on the Raymore Activity Center should commence in the next few weeks.

**10. Public Comment**

None

**11. Commission Member Comment**

Mayor Turnbow congratulated Chairman Faulkner on the Missouri Municipal League Civic Leadership Award that was presented at the August 14 City Council meeting. Mayor Turnbow stated the tax levy was approved on 1st reading and the levy has been reduced.

Commissioner Sarsfield asked about the 25th amendment and the action Council took.

Mr. Cadoret stated all 17 changes recommended by the Commission were approved by the Council on 1st reading.

Commissioner Anderson congratulated Chairman Faulkner on the award.

Commissioner Armstrong congratulated Chairman Faulkner.

Commissioner Bowie congratulated Chairman Faulkner.

Chairman Faulkner thanked staff for its assistance.

**12. Adjournment**

**Motion by Commissioner Anderson, Seconded by Commissioner Bowie to adjourn the August 15, 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 August 15, 2017 meeting adjourned at 9:03 p.m.

Respectfully submitted,

Jim Cadoret