

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, SEPTEMBER 19, 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 (ARRIVED 7:04 P.M.), JOSEPH SARSFIELD, MELODIE ARMSTRONG, CHARLES CRAIN, DON MEUSCHKE, AND MAYOR KRIS TURNBOW. ABSENT WAS ERIC BOWIE. 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**

Chairman Faulkner indicated that Agenda Item B. Case #17025 - Replat of Prairie View of The Good Ranch, is being moved to the first item of new business.

**a. Acceptance of minutes of August 15, 2017 meeting.**

**Motion by Mayor Turnbow, Seconded by Commissioner Meuschke to approve the consent agenda as amended.**

**Vote on Motion:**

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

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

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

**A. Case #17025 - Replat of Prairie View of The Good Ranch**

Associate Planner David Gress presented the staff report. Mr. Gress indicated that staff requested this case be moved to new business to allow inclusion of two additional conditions. Staff requested the applicant to meet with representatives of Water District #10 to resolve two issues. The water district is requiring a 30-foot exclusive easement for the water mains that will service the individual lots. Staff is requesting that this requirement be added as item "e" under staff comment number 13. The easements will need to be reflected on the plat. Staff is also requesting a grant of license or other agreement from the water district to allow the right-of-way of Brook Parkway to be platted over the existing easement for the existing water main. This condition would be added as condition #3 and

would read “The applicant/developer must obtain a license or other agreement from the water district allowing the right-of-way of Brook Parkway to be platted over the existing easement.”

Commissioner Anderson arrived at 7:04 P.M.

**Motion by Mayor Turnbow, Seconded by Commissioner Fizer, to accept the staff proposed findings of fact and forward Case #17025, Replat of Prairie View of The Good Ranch, subject to the three conditions as revised by staff, to the City Council with a recommendation of approval.**

City Attorney Jonathan Zerr requested confirmation from the applicant that the conditions as recommended were acceptable to the applicant.

Matt Schlicht, project engineer representing Good-Otis LLC, confirmed that the conditions are acceptable to the applicant.

**Vote on Motion:**

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

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

Commissioner Anderson indicated he abstained because he was not present for the entire discussion of the case.

**b. Case #17027 - 2018-2022 Capital Improvement Program (public hearing)**

*Chairman Faulkner opened the public hearing at 7:08 p.m.*

City Manager Jim Feuerborn provided an overview of the 2018-2022 Capital Improvement Program. He provided an explanation for each of the programs identified on page 11 of the CIP (attached as part of the minutes).

Public Works Director Mike Krass provided an explanation of the permeable paver project along Foxwood Drive. The work that was recently completed on Huntsman Boulevard will be duplicated on intersections on the south side of Foxwood Drive at Darrowby, Mott, Park, Skyline, Woodson and High streets. The project will provide for better drainage at the intersection and identification of the crosswalk area.

Commissioner Armstrong asked if the pavers were permeable. Mr. Krass clarified that the pavers are not permeable but with a greater spacing between the pavers, and the gravel between the pavers is permeable, allows for water to drain away from the intersection.

No public appeared to speak on the case.

*Chairman Faulkner closed the public hearing at 7:56 p.m.*

Commissioner Anderson commented on the Distinguished Budget award and thanked staff for its efforts to achieve this award.

Commissioner Fizer thanked staff for consideration of the street light at the intersection of Fox Ridge Drive and Johnston Drive.

Commissioner Sarsfield thanked staff on the work to be done at the Memorial playground.

**Motion by Commissioner Anderson, Seconded by Commissioner Sarsfield, to approve Case #17027, 2018-2022 Capital Improvement Program, and forward the case to the City Council with a recommendation of approval.**

**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	Aye

**Motion passed 8-0-0.**

**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 curb and sidewalk program and the street preservation program. Mr. Krass also explained the phasing of construction activity that is to occur along 155th Street.

**10. Public Comment**

None

**11. Commission Member Comment**

Commissioner Anderson commented on the new City logo.

Commissioner Fizer reminded Commission members on the schedule for the Raymore Festival.

Mayor Turnbow indicated the opening ceremony for the festival is Thursday, Sept. 21 and thanked staff for its work on the CIP.

Chairman Faulkner thanked staff for its assistance.

**12. Adjournment**

**Motion by Mayor Turnbow, Seconded by Commissioner Meuschke to adjourn the September 19, 2017 Planning and Zoning Commission meeting.**

**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	Aye

**Motion passed 8-0-0.**

The September 19, 2017 meeting adjourned at 8:14 p.m.

Respectfully submitted,

Jim Cadoret

## Capital Improvement Program by Funding Source and Project - 5 Year Summary

By Fund

	2017-18	2018-19	2019-20	2020-2021	2021-2022
<b>Building &amp; Equipment Replacement Program (05)</b>					
Public Works Facility Roof Repair	\$ 167,500				
City Hall Front Entry Repair	\$ 182,000				
Police Squad Room	\$ 55,000				
City Hall LED Lighting Upgrades	\$ 13,250				
Public Works LED Lighting Upgrades	\$ 10,500				
Executive Conference Room Chairs	\$ 6,000				
City Hall Lobby Modifications	\$ 40,000				
<b>Park Fee-in-Lieu Fund (27)</b>					
(no projects scheduled)	\$ -				
<b>Transportation Fund (36)</b>					
Annual Curb Replacement Program	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Annual Street Preservation Program	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000
Annual Sidewalk Program	\$ 117,000				
Hubach Hill Road Street Light	\$ 8,000				
Johnston Drive Street Light	\$ 8,000				
Lucy Webb Roundabout Additional Lighting	\$ 12,000				
<b>Excise Tax Fund (37)</b>					
Maintenance of Thoroughfare Routes	\$ 125,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
<b>Capital Improvement Fund (45)</b>					
Concession Stand Internet Connectivity w/WIFI	\$ 15,500				
Street Light Installation	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
<b>Stormwater Sales Tax Fund (46)</b>					
Annual Curb Replacement Program	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Permeable Pavers Crosswalks	\$ 114,465				
North Washington Street Culvert Replacement	\$ 33,000				
Stormwater Culvert Replacement	\$ 28,000				
<b>Park Sales Tax Fund (47)</b>					
Dog Park			\$ 175,000		
Memorial Park Playground Improvements		\$ 48,000			
Recreation Park Ballfield Lights		\$ 80,000			
Concession Stand Internet Connectivity w/ WIFI	\$ 18,000				
Park Maintenance Facility Building Apron			\$ 75,000		
Recreation Park Picnic Pavilion	\$ 210,000				
Park Restroom Enhancements	\$ 6,000				
Recreation Park Pedestrian Bridge Replacements	\$ 55,000				
Recreation Park Playground Equipment				\$ 300,000	
Recreation Park Pedestrian Safety Enhancements	\$ 100,000				
Archery Range					\$ 51,500
Recreation Park Pavilion Playground				\$ 100,000	
Hawk Ridge Park - Nature Play Playground					\$ 150,000
Recreation Park Pond	\$ 10,000	\$ 150,000			
<b>Park Sales Tax Fund - GO Bond (47-38)</b>					
Recreation Park Activity Center	\$ 109,573				
T.B. Hanna Station Park Improvements	\$ 520,000				
<b>Water Connection Fee Fund (52)</b>					
(no projects scheduled)					
<b>Sewer Connection Fund (53)</b>					
Lift Station Emergency Generators	\$ 94,500				
<b>Enterprise Cap. Maint Fund (54)</b>					
Sanitary Sewer Inflow and Infiltration Reduction	\$ 123,000	\$ 126,075	\$ 129,227	\$ 132,458	\$ 135,769
Sensus Meter Reading System	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Owen Good Force Main Condition Analysis	\$ 94,250				
Owen Good Overflow Valve Replacement	\$ 30,000				
<b>Total Projects by Fiscal Year</b>	<b>\$ 3,770,538</b>	<b>\$ 2,069,075</b>	<b>\$ 2,044,227</b>	<b>\$ 2,197,458</b>	<b>\$ 2,002,269</b>