

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, DECEMBER 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, MARIO URQUILLA, DON MEUSCHKE, ERIC BOWIE, MELODIE ARMSTRONG AND MAYOR KRIS TURNBOW. ABSENT WERE LEO ANDERSON AND CHARLES CRAIN. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, AND ASSISTANT PUBLIC WORKS DIRECTOR GREG ROKUS.

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 November 21, 2017 meeting.**

**Motion by Mayor Turnbow, Seconded by Commissioner Urquilla to approve the consent agenda.**

**Vote on Motion:**

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

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

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

**A. 2018 Meeting Calendar**

Community Development Director Jim Cadoret presented the proposed Planning and Zoning Commission 2018 meeting calendar. This calendar is utilized by applicants and identifies application filing deadlines, meeting dates, publication dates, and City Council meeting dates.

**B. Case #17034 - Hawk Ridge Park Site Plan**

Parks and Recreation Director Nathan Musteen presented the Hawk Ridge Park site plan. Mr. Musteen provided a history of the park land and identified the specific improvements currently planned, including the amphitheater, trail around the lake, restroom facilities, and parking lots. Hank Moyers, representing Confluence, is the project architect and was present to answer questions.

Commissioner Meuschke asked if the restroom facilities being planned are ADA accessible.

Mr. Musteen responded yes.

Associate Planner David Gress presented the staff report. Mr. Gress indicated the request is for site plan approval of the Hawk Ridge Park, a 79-acre park to be located on the northern terminus of Johnston Drive. The property is zoned PR, Parks, Recreation and Public Use District. Mr. Gress outlined the various applicable code provisions.

Commissioner Bowie commented that the site plan looks good and he is glad to see the proposal. He asked if there is continuity with other new buildings in the City.

Mr. Gress stated that some of the improvements are being provided by the Missouri Department of Natural Resources and there may not be much leeway in the design of the buildings.

Mr. Musteen commented that there is some ability to make facade and color changes. The amphitheater and north restroom facility will be more custom built and could have continuity with other facilities in the park.

Commissioner Urquilla asked about the path around the pond and if the path would be connected to the City trail system.

Mr. Musteen stated the path around the park is connected to the existing sidewalk network in the neighborhood.

Commissioner Fizer asked about any separation between the lake and existing homes adjacent to the west.

Mr. Musteen stated the Park Department budget can be utilized to provide buffering and additional trees if necessary.

Commissioner Bowie asked about the location of the amphitheater.

Mr. Musteen stated the facility is located on the east side of the lake, away from the homes in Remington. There will be screening on the stage to diffuse sound.

Commissioner Bowie asked about the large number of ADA parking spaces.

Mr. Musteen commented that the playground is being designed to be fully accessible and will be a regional draw, thus necessitating the need for a greater number of ADA spaces.

Chairman Faulkner asked if the ADA spaces would be divided between the two parking lot areas.

Mr. Musteen confirmed that the ADA spaces will be provided in both parking lots.

Commissioner Bowie asked if the trail is wide enough to allow service vehicles.

Mr. Musteen stated it could support a pick-up truck, but is not really designed for vehicle traffic.

Chairman Faulkner asked if the amphitheater would have electrical service.

Mr. Musteen indicated there would be electricity to the facility.

**Motion by Commissioner Urquilla, Seconded by Commissioner Meuschke, to accept the staff proposed findings of fact and approve Case #17034, Hawk Ridge Park site plan subject to the 10 conditions as recommended by staff.**

**Vote on Motion:**

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

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

**8. City Council Report**

Mr. Cadoret gave the City Council report for the November 27 and December 11 meetings.

**9. Staff Report**

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission and on the 2018 National APA Planning Conference scheduled for April 21-24.

Mr. Cadoret requested the Commission cancel its January 2nd meeting due to lack of business. The Commission confirmed the meeting is cancelled.

Mr. Gress provided an overview of the "Whats Happening in My Neighborhood" mapping application available on the City website.

Public Works Assistant Director Greg Rokos provided an overview of the status of current City infrastructure projects.

**10. Public Comment**

None.

**11. Commission Member Comment**

Chairman Faulkner thanked staff for its work and support to the Commission.

**12. Adjournment**

**Motion by Commissioner Urquilla, Seconded by Commissioner Meuschke to adjourn the December 19, 2017 Planning and Zoning Commission meeting.**

**Vote on Motion:**

Chairman Faulkner	Aye
Commissioner Anderson	Absent
Commissioner Armstrong	Aye

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

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

The December 19, 2017 meeting adjourned at 7:57 p.m.

Respectfully submitted,

Jim Cadoret