

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, APRIL 17, 2018**, IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, DON MEUSCHKE, MATTHEW WIGGINS, MARIO URQUILLA, AND MAYOR KRIS TURNBOW. ABSENT WERE ERIC BOWIE, MELODIE ARMSTRONG, AND CHARLES CRAIN. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, 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 March 20, 2018 meeting.**

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins to accept the March 20, 2018 minutes as submitted.

Vote on Motion:

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

Motion passed 6-0-0.

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

A. Case #18008 - Annual Review of the Growth Management Plan - (public hearing)

Associate Planner David Gress presented the annual report to the Commission, including the assessment of activity over the previous year; the assessment of progress towards implementing the goals, objectives and action steps outlined in the plan; an assessment of the plan's ability to support the City Council vision and goals; an assessment of the potential gaps in the plan; an update on other plans adopted by the City; and discussion on other issues deemed relevant by the Community Development Director.

Mr. Gress indicated that staff recommends an update to the Future Land Use Map and Transportation Master Plan depending on the results of the Land Use Inventory Analysis.

Chairman Faulkner opened the public hearing at 7:22 p.m.

No public spoke.

Chairman Faulkner closed the public hearing at 7:22 p.m.

Commissioner Fizer asked for clarification on what constitutes a mid-size tenant space that was referenced as an issue the City currently faces.

Mr. Gress explained that Economic Development Director Matt Tapp has expressed there is a need for lease space in buildings that generally fit into the C-2 "General Commercial" zoning district.

Commissioner Wiggins commented that a recent City Council work session there was much discussion on various projects, including office and retail development. He asked if there is an expectation on the number of employees these uses accommodate so the public knows what to expect from certain developments.

Chairman Faulkner indicated that the zoning of a parcel controls the future use of that parcel so you can expect office development in the PO "Professional Office District" and smaller retail uses in the C-1 "Neighborhood Commercial" district.

Mayor Turnbow stated he is part of the City Economic Development Team and he has been seeing recent activity in many areas of development, including residential, commercial and light-industrial. Raymore is getting recognized as the place for businesses to be.

Community Development Director Jim Cadoret commented that the City has set aside funding for work on preparation of a new plan since 2013. This funding would support efforts of City staff and the Commission to prepare a new plan. The current plan was completed in 2013 and staff anticipates work on a new plan to occur in 2020.

City Attorney Jonathan Zerr advised the Commission on language that could be included in a motion on the Case under consideration.

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins, to accept Case #18008 and direct staff to proceed with updating the Future Land Use Map and Transportation Master Plan depending upon the results of the Land Use Inventory Analysis and that these updates will be presented for consideration at a future Commission meeting.

Vote on Motion:

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

Motion passed 6-0-0.

8. City Council Report

Mr. Zerr gave the City Council report for the March 12 Council meeting.

9. Staff Report

Community Development Director Jim Cadoret provided an overview of the upcoming cases to be considered by the Commission. Due to lack of cases for review the Commission has cancelled its May 1 meeting.

Mr. Gress provided an overview of the status of current City infrastructure projects.

10. Public Comment

None.

11. Commission Member Comment

Commissioner Meuschke asked about the status of Hawk Ridge Park.

Mr. Cadoret advised the Commission that staff are currently reviewing the construction bids that were submitted

Commissioner Meuschke asked about the future extension of the road south of Benton House.

Mr. Cadoret commented that the road segment is part of Johnston Drive that will eventually connect to Dean Avenue to the east.

Commissioner Fizer stated the Easter event held by the City was fun and mentioned the upcoming Summer Scene event scheduled for June 9th.

Commissioner Urquilla thanked staff for its work.

Mayor Turnbow thanked staff for its work.

Chairman Faulkner thanked staff for the educational material that is often included in the Commission packets.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins to adjourn the April 17, 2018 Planning and Zoning Commission meeting.

Vote on Motion:

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

Motion passed 6-0-0.

The April 17, 2018 meeting adjourned at 7:53 p.m.

Respectfully submitted,

Jim Cadoret