

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, MAY 15, 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, ERIC BOWIE, MELODIE ARMSTRONG, CHARLES CRAIN, AND MAYOR KRIS TURNBOW. ABSENT WAS MARIO URQUILLA. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR GREG ROKUS 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**

Commissioner Faulkner noted for the record that he would be abstaining in the vote as he is an adjacent property owner to the property involved in Case #18009. He also indicated there is a correction needed to the April 17, 2018 meeting minutes as identified on the correction sheet placed at the dias for Commission members.

- a. **Acceptance of minutes of April 17, 2018 meeting**
- b. **Case # 18006 - Sunrise Commons Minor Plat**
- c. **Case #18009 - Second Replat of Kirby Estates**

**Motion by Commissioner Meuschke, Seconded by Commissioner Crain to accept the consent agenda as corrected and submitted.**

**Vote on Motion:**

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

**Motion passed 5-0-3.**

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

**A. Case #18007 - Brightside Daycare Site Plan, 845 E. Walnut Street**

Lelsie Pierce, owner of Brightside Daycare, presented the request for site plan approval. Ms. Pierce indicated there is a waiting list for the current facility. She purchased the property adjacent to her current facility to allow for an expansion. Proposing a third building of approximately 5,500 square feet.

Associate Planner David Gress presented the staff report. He indicated the property would contain the daycare facility as phase one with a second phase that includes auxillary space for a future use. The property is currently zoned "M-1" Light Industrial and is 1.7 acres in size.

Mr. Gress stated that the Engineering Division reviewed the site plan and recommends approval. Mr. Gress commented that the requirements of the UDC have been met. There will be a shared stormwater detention basin with the undeveloped property adjacent to the west.

Mr. Gress stated staff has submitted proposed findings of fact for the Commission to consider and recommends approval of the site plan subject to eleven conditions.

Chairman Faulkner asked about the delineation of Lot 1 for the daycare from Tract A as indicated on the plan.

Mr. Gress clarified that Tract A covers the common area of the site, including parking, landscaping and access area. Lot 1 only identifies the daycare site and makes it possible to sell the lot off separately.

Chairman Faulkner asked about the stormwater detention area that extends onto the adjacent property to the west but this property is not part of the site plan.

Mr. Gress stated the plan identifies the maximum building area for the adjacent property and the drainage area is designed for maximum development of the site.

Chairman Faulkner asked about what control the Commission has regarding the stormwater area being on the adjacent property.

Kevin Sterrett worked with the owner of the adjacent property to create this proposed regional detention. The stormwater pond is located in an existing easement area.

Commissioner Faulkner asked if there would be a written agreement on the future use and maintenance of the stormwater detention area.

Assistant Director of Public Works Greg Rokus stated that shared stormwater detention ponds are common and an agreement will need to be reached on future maintenance. The pond will be developed as part of the Brightside daycare.

Mayor Turnbow asked if an additional condition should be added to require a memorandum of understanding on the detention pond.

Mr. Gress commented that a condition could be added and that a maintenance agreement is a requirement.

Chairman Faulkner asked if the applicant is comfortable in the requirement.

Mr. Sterrett indicated yes.

**Motion by Commissioner Crain, Seconded by Commissioner Fizer, to accept the staff proposed findings of fact and approve Case #18007 subject to the 11 conditions recommended by staff and a 12th condition requiring submittal of a joint maintenance agreement for the stormwater detention facility.**

Mayor Turnbow clarified that the case number is 18007.

**Vote on Motion:**

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

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

**B. Case #18010 - Kirby Estates Rezoning, “A” to “PO” (public hearing)**

Chairman Faulkner recused himself from the case as he is an adjacent property owner.

Vice-Chairman Fizer assumed control of the meeting.

Alissa Karnes, representing Compass Health (locally known as Pathways), presented the rezoning request. She provided a general overview of the company and indicated they are requesting rezoning to allow for the future construction of a 55,000 square foot facility.

Mr. Gress presented the staff report. The property is located north of 58 Highway on the east side of Sunset Lane. The property is currently zoned agricultural and the parcel size is 8.23 acres.

Mr. Gress indicated the request requires a public hearing and entered the following items for the record: mailed notices to adjoining property owners; notice of publication in The Journal; the Unified Development Code; the application; the Growth Management Plan; the staff report; and the applicant’s conceptual site plan.

Mr. Gress stated the request is to reclassify the zoning of the property to “PO” Professional Office District to allow for a new facility for Compass Health. A good neighbor meeting was held on May 2, with 14 residents attending. Mr. Gress provided a summary of the questions and responses given at the meeting.

Mr. Gress stated staff has presented proposed findings of fact for the Commission to consider and recommends the Commission forward the request to the City Council with a recommendation of approval.

Commissioner Mueschke asked about the extension of Sunset Lane.

Mr. Gress stated that Compass Health would need to extend Sunset Lane to the north property line of the project site.

Commissioner Bowie asked about the zoning history of the site and if there have been any previous rezoning requests on the property.

Community Development Director Jim Cadoret stated the zoning of the property has remained Agricultural since before 1997. The current zoning is used as a “holding” category until future land use could be determined.

*Vice-Chairman Fizer opened the public hearing at 7:51 p.m.*

No public spoke on the application.

*Vice-Chairman Fizer closed the public hearing at 7:51 p.m.*

**Motion by Commissioner Meuschke, Seconded by Commissioner Wiggins to accept the staff proposed findings of fact and forward Case #18010 rezoning of Kirby Estates from “A” Agricultural District to “PO” Professional Office District to City Council with a recommendation of approval.**

**Vote on Motion:**

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

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

Chairman Faulkner resumed control of the meeting.

**8. City Council Report**

Mr. Zerr gave the City Council report for the May 14 Council meeting.

**9. Staff Report**

Community Development Director Jim Cadoret provided an overview of the upcoming cases to be considered by the Commission.

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

**10. Public Comment**

None.

**11. Commission Member Comment**

Commissioner Fizer reminded the Commission members of the upcoming Summer Scene to be held on June 9 at T.B. Hanna Station.

Mayor Turnbow commented that a ribbon cutting will be held on Friday for Fox Ridge Drive connection.

Chairman Faulkner commented that the Commission has an invitation to the 40th anniversary celebration for Foxwood Springs on June 12 from 2-5 p.m. He thanked staff for its work.

**12. Adjournment**

**Motion by Commissioner Bowie, Seconded by Mayor Turnbow to adjourn the May 15, 2018 Planning and Zoning Commission meeting.**

**Vote on Motion:**

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

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

The May 15, 2018 meeting adjourned at 8:07 p.m.

Respectfully submitted,

Jim Cadoret