

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JULY 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, MARIO URQUILLA, MATTHEW WIGGINS, DON MEUSCHKE, ERIC BOWIE, MELODIE ARMSTRONG AND MAYOR KRIS TURNBOW. ABSENT WAS CHARLES CRAIN. 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.

Mayor Turnbow requested the Chair call for a moment of silence in remembrance of former Planning Commissioner and City Councilmember Derek Moorhead.

4. **Personal Appearances** – None
5. **Consent Agenda**

a. Approval of minutes of June 19, 2018 meeting

Motion by Commissioner Urquilla, Seconded by Commissioner Meuschke to approve the meeting minutes as submitted.

Vote on Motion:

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

Motion passed 7-0-1.

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

A. Case #18012 - 28th Amendment to the Unified Development Code (*public hearing*)

Associate Planner David Gress provided an overview of the staff report of the 28th amendment. Staff is requesting 12 revisions to the Unified Development Code. A public hearing was advertised for the meeting. He entered into the record the Growth Management Plan; the Unified Development Code; the notice of publication; and the staff report. Mr. Gress provided an overview of each of the 12 proposed changes:

Section 1: Proposal would allow the elimination of curb and gutter along parking spaces if wheel stops are provided and if the drainage run-off is

directed into a stormwater treatment area or other water quality feature.

- Section 2: Proposal reduces the number of right-turn movements that trigger the requirement for a right-turn lane as part of a new project. The new requirement matches the current MoDOT requirement..
- Section 3: Proposal clarifies that driveway spacing shall be in accordance with the minimum standards established by the American Public Works Association.
- Section 4. Proposal requires additional planting space for street trees provided as an amenity in new subdivisions. The additional space necessary may require a wider street right-of-way be provided.
- Section 5. Proposal incorporates requirement to screen recycling receptacles.
- Section 6. Proposal eliminates inclusion of detailed Certificate of Insurance amounts in the UDC and replaces with reference that a Certificate of Insurance shall be provided in the amount established by the City.
- Section 7. Proposal eliminates the 100-foot minimum diameter requirement for a cul-de-sac and incorporates a reference to the design manual, which includes minimum requirements for the new tear-drop design of cul-de-sacs.
- Section 8. Proposal eliminates code language that is more appropriately included in the City design manual for public improvements.
- Section 9. Proposal modifies the requirement of where sidewalk is placed in the street right-of-way for new developments.
- Section 10. Proposal increases the minimum width of new sidewalk installation from four feet to five feet.
- Section 11. Proposal clarifies the review process established for right-of-way and easement vacation requests.
- Section 12. Proposal clarifies the definition of a manufactured home.

Mr. Gress concluded his report by indicating that staff recommends approval of the 12 proposed code changes.

Chairman Faulkner opened the public hearing at 7:11 p.m.

There were no public comments.

Chairman Faulkner closed the public hearing at 7:11 p.m.

Commissioner Meuschke pointed out a minor correction needed to Section 5 of the proposed amendment. The Commission and staff concurred with the correction.

Chairman Faulkner asked Mr. Rokos about Section 3 and the required driveway spacing proposal.

Assistant Public Works Director Greg Rokos indicated that the spacing identified in the UDC is dependent on the street intersection configuration.

Chairman Faulkner asked if the new requirement gave the City more leeway or is the code change a wash.

Mr. Rokos indicated the proposed APWA requirement is generally the same as current code. It is a reasonable requirement.

Chairman Faulkner asked about Section 5 and the impact on the community recycle container for glass. He wanted to make a distinction if a restaurant or business has a separate recycle container it should be screened but if it is a recycle container for public use any screening may be detrimental to the purpose of the container.

Commissioner Wiggins asked if the proposed wording of non-residential use addresses the issue.

City Attorney Jonathan Zerr thought it was covered, but offered that adding the words "or recycling receptacles for public use" in subsection C would address the concern. The Commission concurred with this suggestion.

Chairman Faulkner expressed his concern about Section 10 and the proposal to increase the minimum width of sidewalk. He thought it would be strange to have four foot sidewalk in some neighborhoods and five foot in others. He indicated he did support five foot sidewalk width on collectors and arterials.

Community Development Director Jim Cadoret clarified for the Commission that the current UDC requirement is for five foot sidewalk on collector and arterial roads, so the 28th amendment does not change that requirement.

Mr. Gress provided an overview of what other communities are requiring for sidewalk width. There are several that have moved to the five foot minimum width.

Commissioner Urquilla commented that a four foot sidewalk does make it difficult if someone is using a stroller and there is another individual on the sidewalk.

Mr. Gress commented that he did research on what the additional cost would be to add 1-foot of sidewalk. The majority of cost to install sidewalk is labor, which is the same for a four or five foot wide sidewalk. The material cost increase would be between 6 and 8%.

Commissioner Bowie commented that he understood the walkability of a wider sidewalk. He asked if staff could identify any areas where a five foot sidewalk exists.

Mr. Gress commented that wider sidewalks are often included in a PUD development and with trail installation, but was not aware of any five foot sidewalks in existing residential areas.

Commissioner Wiggins asked where the new sidewalk width requirement would apply.

Mr. Gress indicated that any new phase of a subdivision, including within Creekmoor, would require the increased sidewalk width.

Commissioner Armstrong commented on her concern of additional storm water runoff from a wider sidewalk.

Mr. Rokos indicated that the makeup of soils in the area is generally fatty clay, which is mostly impervious already. Adding the one-foot of sidewalk width will have little if any additional impact due to the composition of the existing soils.

Chairman Faulkner asked if the Commission could remove Section 9 and 10 from the proposed amendment at this time for further review and discussion.

Mr. Gress commented that removing Sections 9 and 10 could be done as part of the motion.

Mayor Turnbow indicated he agreed with deferring the sidewalk discussion to a future date.

Motion by Commissioner Wiggins, Seconded by Commissioner Urquilla, to recommend approval of Case #18012, 28th Amendment to the Unified Development Code, to include Sections 1-8 and 11-15, to add the wording “or recycling receptacles for public use” in Section 430.110C, and to include the word “and” at the end of 430.110A2, and request staff to provide additional research on Sections 9 and 10.

Vote on Motion:

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

Motion passed 8-0-0.

8. City Council Report

Mr. Zerr provided an overview of the June 25, 2018 meeting of the City Council.

9. Staff Report

Mr. Cadoret provided an overview of the upcoming cases to be considered by the Commission. The August 7th meeting of the Commission has been cancelled.

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

10. Public Comment

None.

11. Commission Member Comment

Commissioner Wiggins commented on his work with Derek Moorhead on the Charter Review Commission.

Mayor Turnbow commented on all of the work Mr. Moorhead did for the community.

Chairman Faulkner commented on the work of Mr. Moorhead as a Commissioner.

12. Adjournment

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

Vote on Motion:

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

Motion passed 8-0-0.

The July 17, 2018 meeting adjourned at 8:11 p.m.

Respectfully submitted,

Jim Cadoret