

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, AUGUST 21, 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, MELODIE ARMSTRONG AND MAYOR KRIS TURNBOW. ABSENT WERE ERIC BOWIE AND CHARLES CRAIN. ALSO PRESENT WERE COMMUNITY DEVELOPMENT DIRECTOR JIM CADORET, ASSOCIATE PLANNER DAVID GRESS, ASSISTANT PUBLIC WORKS DIRECTOR GREG ROKOS, 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. Approval of minutes of July 17, 2018 meeting**

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

**Vote on Motion:**

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

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

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

**A. Case #18015 - T.B. Hanna Station Park Site Plan**

Nathan Musteen, Parks & Recreation Director, presented the proposed site plan for T.B. Hanna Station. He indicated the plan reflects improvements including a splash playground, restroom facility, playground, and seasonal ice skating rink.

Mr. Musteen indicated the plan has been reviewed by the Park & Recreation Board.

Mr. Musteen stated the park now includes the entire City block area bounded by Adams, Washington, Maple and Olive streets. The park will have a railroad theme throughout.

Chairman Faulkner asked for a review of existing facilities versus proposed facilities.

Mr. Musteen stated that on the east side is the existing depot building and angled parking spaces along Olive and Washington Street. The new areas are on the west side of the park site and will include the sprayground and playground area. The station house is the old post office and will be converted into a storage facility for the park. In the center of the park will be the restroom facilities.

Mayor Turnbow asked for clarification of the modifications to the depot building.

Mr. Musteen stated in the winter months an ice-skating rink will be placed under the depot roof. Originally planned as a synthetic ice rink, we are researching the proposal of using real ice.

Commissioner Meuschke asked about parking availability.

Mr. Musteen stated the long-range plan is to add angle parking along Adams and Olive Street. There is a current agreement with the First Baptist Church to use their parking spaces north of Maple Street.

Commissioner Meuschke asked if sidewalk connections to the parking areas would be made.

Mr. Musteen stated there will be sidewalk connections throughout the park area.

Commissioner Fizer asked if the skating rink would have open skate times.

Mr. Musteen stated there will be open skate times, but there also may be some programmed hours for team practices, etc.

Associate Planner David Gress presented the staff report.

Mr. Gress reviewed photographs of the site that were included in the staff report. Over time the City has acquired property to gain ownership of the entire City block. He indicated the zoning of the property was reclassified to "PR" Parks, Recreation and Public Use District in 2017.

Mr. Gress provided staff proposed findings of fact on the site plan application and indicated staff recommends approval of the site plan subject to 10 conditions.

**Motion by Commissioner Wiggins, Seconded by Commissioner Meuschke, to accept the staff proposed findings of fact and approve Case #18015, T.B. Hanna Station Park Site Plan, subject to the 10 conditions recommended by staff.**

**Vote on Motion:**

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

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

## **B. Discussion Item - Sidewalk requirements**

Mr. Gress provided an overview of the past actions of the Commission regarding discussion on staff proposed amendments to the requirements related to sidewalk installation. Staff completed additional research that is summarized in the materials included in the Commission packet.

Mr. Gress indicated staff submitted a summary of research on sidewalk requirements of 12 other cities in the area. Also included is a sidewalk construction cost comparison that indicates widening the sidewalk from 4 to 5 feet would add an additional 8.57% to the cost of sidewalk installation.

Mr. Gress indicated that staff is desiring consensus from the Commission on whether a formal UDC amendment should be filed for consideration by the Commission.

Chairman Faulkner stated he did review the minutes from previous discussions.

Commissioner Meuschke asked about what the requirement would be for sidewalk gaps if the 5-foot requirement is adopted.

Mr. Gress stated that the 5-foot requirement would only apply to sidewalk in final plats that are created after adoption of the change. It will not apply to currently platted subdivisions.

Chairman Faulkner asked if there are areas of the City that are not platted and would then be subject to the new requirements.

Community Development Director Jim Cadoret stated most of the currently developed area of the City is platted, but there are some areas unplatted, including along North Madison Street.

City Attorney Jonathan Zerr commented that a variance could be requested to modify the sidewalk requirement.

Chairman Faulkner asked for staff to discuss what the extra one-foot of sidewalk width will do for the community.

Mr. Gress commented that the wider sidewalk increases the comfortability factor that a user has when using the sidewalk. A wheelchair user can more easily turn on the wider sidewalk and users can more easily pass one-another on the wider sidewalk. The national standard is quickly becoming 5 feet for residential sidewalks.

Chairman Faulkner thought the research indicated about a 50/50 split of communities using 4-foot versus 5-foot sidewalks.

Chairman Faulkner asked what the consequences would be for not enacting the ordinance this year.

Mr. Gress did not think there were consequences to not adopting the ordinance, but there may not be any additional information staff could present to assist the Commission in making a decision on the change.

Chairman Faulkner commented on the visible sidewalk improvements occurring along 58 Highway.

Assistant Public Works Director Greg Rokos stated the City is constructing new crosswalks along 58 Highway, but there is additional sidewalk and ramp work occurring throughout the City.

Chairman Faulkner called for a straw poll of the Commissioners on the proposal.

Mayor Turnbow expressed some hesitation on increasing the width requirement. Builders have expressed concern over the years that building homes in Raymore is held to a higher standard. He stated concern on supporting the proposal.

Commissioner Urquilla stated his question is on how many areas that would fall under the new requirement. Is it 10% of the City?

Mr. Cadoret stated the City is currently 50% built out, so the proposal would affect a lot of new development.

Mr. Urquilla indicated he is indifferent on the proposal.

Commissioner Fizer supported the change to 5-foot wide sidewalks. The additional width makes walking side by side easier.

Commissioner Wiggins indicated he too is indifferent on the proposal. He reviewed costs he paid when his home was constructed and thought the builder would pass on any additional costs to the homeowner.

Commissioner Armstrong stated she still questions the impact of stormwater runoff from the additional sidewalk surface. She is leaning against approval of the change.

Commissioner Meuschke stated he supports the change to a 5-foot wide sidewalk. He is a frequent walker and believes the change makes it easier to walk on a sidewalk.

Chairman Faulkner indicated what he heard is split down the middle and thought the two changes suggested by staff should be considered together.

Chairman Faulkner suggested the work has been done in drafting a code amendment and staff could present the proposal at a formal public hearing for a recommendation from the Commission.

Mr. Zerr indicated the Commission could consider this as a new amendment or part of the next annual review.

Mr. Cadoret stated staff could present the proposal at the next annual review.

Commissioner Urquilla thought with two Commissioners being absent tonight that it may be valuable to consider at a future meeting.

Chairman Faulkner concluded the discussion by requesting staff to bring a formal amendment to the Commission at a future meeting for a public hearing and vote.

## **8. City Council Report**

Mr. Zerr provided an overview of the August 13, 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 Commission will consider the 2019-2023 Capital Improvement Program at its September 4 meeting.

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

**10. Public Comment**

None.

**11. Commission Member Comment**

Commissioner Armstrong commented on the opening of 155th Street.

Commissioner Fizer commented on the opening of 155th Street and on the new Raymore Activity Center.

Commissioner Urquilla commented on the opening of the Raymore Activity Center and on the disc golf course.

Chairman Faulkner commented on the continuing reduction of the number of available lots to build on in the City.

**12. Adjournment**

**Motion by Commissioner Meuschke, Seconded by Commissioner Urquilla to adjourn the August 21, 2018 Planning and Zoning Commission meeting.**

**Vote on Motion:**

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

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

The August 21, 2018 meeting adjourned at 8:15 p.m.

Respectfully submitted,

Jim Cadoret