

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, OCTOBER 16, 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 CHARLES CRAIN AND ERIC BOWIE. ALSO PRESENT WERE 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 October 2, 2018 meeting**
 - b. **Case #18020 - The Lofts at Foxridge Final Plat**

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins to approve the October 2, 2018 meeting minutes as corrected.

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.

Motion by Commissioner Urquilla, Seconded by Commissioner Wiggins to accept Case #18020, The Lofts at Foxridge Final Plat, 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 #18016 - Reclassification of zoning of 136.38 acres located south of North Cass Parkway, east of Interstate 49, from "BP" Business Park District to "PUD" Planned Unit Development District (public hearing).

Grant Harrison, representing VanTrust Real Estate, presented an overview on the proposed Raymore Industrial Development project. Mr. Harrison stated VanTrust is a local Kansas City developer and has selected Olsson Associates as the project engineer.

Mr. Harrison illustrated several industrial projects that his firm recently completed.

Mr. Harrison stated the project is at the southeast corner of North Cass Parkway and Interstate 49. The PUD zoning gives flexibility in site design as the project moves forward. The MOU for the project specifies the requirements under the PUD zoning. This is a 136-acre project that is proposed over 3 phases for a total of 1.9 million square feet of building space.

Mr. Harrison stated there is no set timeline for commencing construction but his firm will be working to attract tenants.

Associate Planner David Gress provided the staff report. He indicated the request is to reclassify the zoning of the 136 acres from "BP" Business Park to "PUD" Planned Unit Development. This action requires a public hearing which was advertised for this evening and he entered the following items into the record: mailed notices to adjoining property owners; the notice published in The Raymore Journal; the Growth Management Plan; the Unified Development Code; the application; the staff report; the applicant's conceptual site plan; and the draft Memorandum of Understanding (MOU) for the project.

Mr. Gress stated the MOU and master land use plan for the property was approved in 1994 and the subject property was identified as being appropriate for Industrial Park development. A good neighbor meeting was held on August 28th and a summary of questions and comments is included in the staff report.

Mr. Gress provided an overview of the development standards proposed in the MOU for the PUD, including minimum parking standards.

Mr. Gress commented that a principal reason for the PUD request is to provide future flexibility in site layout of buildings. The PUD would allow staff to approve future amendments to the site plan provided the request is in compliance with the requirements of the UDC.

Mr. Gress stated the staff recommendation is for the Commission to forward the request to the City Council with a recommendation of approval.

Chairman Faullkner asked if the trailer parking spaces illustrated on the conceptual site plan are counted towards the minimum parking requirement for the site.

Mr. Gress stated no, the parking requirement in the MOU is for passenger vehicle parking spaces only. The parking spaces for the semi-trailers are not included in the count of provided parking spaces.

Mayor Turnbow asked about Hubach Hill Road to the east and if it would be possible to find a way for a truck that travels to the east to get back to the Cass Parkway interchange area and avoid conflicts with passenger vehicles along Hubach Hill Road.

Mr. Gress commented that there should not be any reason for a truck exiting the site to make a right-turn onto Hubach Hill Road. City staff will work with the property owner to create signage that can direct truck traffic to the interchange.

Mayor Turnbow stated he was most concerned of a new truck driver traveling along Cass Parkway and missing the turn-in to the industrial site.

Mr. Gress stated staff is working on a signage plan to help alleviate any concerns.

Mayor Turnbow asked if there are any plans for traffic control devivrd at the North Cass Parkway and Dean Avenue intersection.

Mr. Gress stated yes, there is a plan for a future traffic signal at the intersection once warrants are met for traffic volume at the intersection. Mr. Gress stated the City is working on a traffic study that would assist in determining when traffic control measures need to be in place.

Commissioner Urquilla asked about trucks being able to travel through the roundabout at Lucy Webb.

Mr. Gress stated the roundabout is designed to support truck movement at a regulated speed.

Chairman Faulkner opened the public hearing at 7:28 p.m.

No public spoke.

Chairman Faulkner closed the public hearing at 7:28 p.m.

Chairman Faulkner commented that the MOU is an integral part of the PUD. He asked about the preliminary development plan section of the MOU and the uses being limited on the property, specifically waste related uses.

City Attorney Jonathan Zerr indicated that yes, the MOU is proposing to not allow waste related uses from being conducted on the property, such as a transfer station or other waste related uses.

Chairman Faulkner asked if a recycling center is a waste related use.

Mr. Gress stated it would depend upon the product being recycled. Clean wastes would be an allowable recyclable use that would require a conditional use permit.

Mr. Zerr stated the UDC does define recycling facility.

Mr. Gress stated the UDC does further define the various waste related uses, such as junkyard, recycling facility, and sanitary landfill.

Motion by Commissioner Urquilla, Seconded by Commissioner Meuschke, to accept the staff proposed findings of fact and forward Case #18016, reclassification of zoning of 136.38 acres located south of North Cass Parkway, east of Interstate 49, from “BP” Business Park District to “PUD” Planned Unit Development District, to the City Council with a recommendation of approval.

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. Case #18017 - Raymore Industrial Development Site Plan

Mr. Harrison stated he had no further presentation on the site plan as he provided a general overview during his presentation on the previous case.

Mr. Gress provided the staff report for the project. He indicated the factors for the Commission to consider as part of site plan review are outlined in the staff report. Under the PUD zoning the MOU outlines the development standards that will apply to the site. The parking, landscaping, screening, stormwater control, and stormwater treatment requirements outlined in the UDC have been met.

Mr. Gress stated staff recommends the Commission approve the site plan subject to the 14 conditions listed in the staff report.

Commissioner Urquilla asked about Condition #11 that reads "All work shall be completed in accordance with the site plan approved by the Planning and Zoning Commission" and whether any changes to the site plan would require further review from the Commission.

Mr. Gress stated that the MOU proposes to provide staff with authority to approve any modification to the approved site plan, provided the modification is in compliance with all requirements of the UDC and MOU.

Motion by Commissioner Urquilla, Seconded by Commissioner Meuschke, to accept the staff proposed findings of fact and approve Case #18017, Raymore Industrial Development Site Plan, subject to the 14 conditions listed in the staff report, including City Council approval of the rezoning.

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.

8. City Council Report

Mr. Zerr provided an overview of the October 8, 2018 meeting of the City Council.

9. Staff Report

Mr. Gress 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 Urquilla thanked staff for its work in helping Raymore to grow.

Commissioner Meuschke indicated tonight is his last meeting as a Commissioner and he has enjoyed his service. His term is up and decided not to ask for reappointment.

Commissioner Fizer thanked Commissioner Meuschke for his service.

Commissioner Armstrong also thanked Commissioner Meuschke

Mayor Turnbow thanked Commissioner Meuschke for his work on the Commission and introduced Jim Petermann, who was in the audience, as the replacement on the Commission for Mr. Meuschke.

Commissioner Wiggins thanked City staff for its work and thanked Commissioner Meuschke.

Chairman Faulkner welcomed Mr. Petermann as the newest member to the Commission. He thanked Commissioner Meuschke for his service. He also reviewed a recent article in the Kansas City Star on the regulations recently adopted by Prairie Village aimed at large home development on smaller lots.

12. Adjournment

Motion by Commissioner Meuschke, Seconded by Commissioner Urquilla, to adjourn the October 16, 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 October 16, 2018 meeting adjourned at 8:05 p.m.

Respectfully submitted,

Jim Cadoret