

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, JANUARY 15, 2019**, IN THE COUNCIL CHAMBERS OF CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING COMMISSION MEMBERS PRESENT: CHAIRMAN WILLIAM FAULKNER, KELLY FIZER, ERIC BOWIE (arrived at 7:06 p.m.), MARIO URQUILLA, JIM PETERMANN, MELODIE ARMSTRONG, AND CHARLES CRAIN. ABSENT WERE MATTHEW WIGGINS AND MAYOR KRIS TURNBOW. ALSO PRESENT WERE 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. **Approval of minutes of December 18, 2018 meeting**

Motion by Commissioner Urquilla, Seconded by Commissioner Armstrong to accept the consent agenda as presented.

Vote on Motion:

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

Motion passed 6-0-0.

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

A. Case #18028 - Dean Commercial Plat - South of 58 Highway, west of Fox Ridge Drive (public hearing)

Steve Warger, project engineer, appeared representing the property owner. He indicated the traffic study is not yet completed and it is required as part of the application.

Associate Planner David Gress indicated staff is waiting on submittal of the traffic study and requests the case and public hearing be continued to the February 5, 2019 meeting of the Commission.

Chairman Faulkner opened the public hearing at 7:06 p.m.

Steve Warger, project engineer, stated the traffic engineer has indicated the report is almost finished.

Commissioner Bowie arrived at 7:06 p.m.

Chairman Faulkner indicated there is a request to continue the public hearing to the February 5, 2019 meeting of the Commission.

Motion by Commissioner Urquilla, Seconded by Commissioner Bowie, to continue Case #18028 to the February 5, 2019 Commission meeting and to keep the public hearing open.

Vote on Motion:

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

Motion passed 7-0-0.

8. City Council Report

Mr. Zerr provided an overview of the January 14, 2019 meeting of the City Council.

9. Staff Report

Mr. Gress provided an overview of the upcoming cases to be considered by the Commission.

Mr. Gress invited discussion amongst the Commission to select one Commissioner to attend the 2019 American Planning Association national conference in San Francisco.

Mr. Gress provided an update on the status of 155th Street project and Hawk Ridge Park projects.

10. Public Comment

Sarah Gaston, 530 N. Foxridge Drive, requested consideration by the City of urban chickens on smaller residential lots. She has been working to raise awareness on the topic. Ms. Gaston provided information to the Commission regarding the keeping of chickens. She reviewed several myths related to the keeping of chickens.

Chairman Faulkner asked if staff completed a previous study on the topic.

Commissioner Crain stated an intern produced a report on the topic 3 or 4 years ago.

Mr. Gress stated staff has recently completed research on the topic for a council member. He indicated future discussion can occur as part of the annual review of the UDC or the Commission could direct staff now to complete research on the topic.

Commissioner Urquilla commented that there was a recent amendment that allowed chickens on property that is zoned R-1 of at least 3 acres in size.

Chairman Faulkner stated the Commission took a cautious step forward with the last amendment.

Commissioner Crain stated he has dealt with chickens in his neighborhood for a long time. He commented that the recent amendment took a small step forward and felt the commission should consider the topic again.

Chairman Faulkner commented that citizens appear somewhat polarized on the issue.

Commissioner Urquilla thought some of the concern was focused on maintenance of the chicken coops and the impacts on the neighborhood. He remembered that the Commission took a small step forward while keeping the option open to revisit the topic at a later date.

Commissioner Armstrong commented that another concern dealt with predators. She stated a positive of continuing discussion on the topic was to increase awareness of the positive aspects of keeping chickens. She felt Raymore is on the slow end of adopting provisions regarding the keeping of chickens.

Commissioner Urquilla stated he was comfortable with discussing the topic again.

City Attorney Jonathan Zerr commented that at a recent work session held by the City Council there was discussion on adding a question on the upcoming ETC survey regarding the topic.

Mr. Gress commented that the Commission can request research on a topic or a code change at any time.

Commissioner Bowie asked if staff could include as part of its research any complaints or concerns that have been made.

Commissioner Armstrong asked if staff could provide information on complaints on animal predators.

Commissioner Urquilla requested staff to complete research on the keeping of chickens and provide a report back that includes results from the ETC survey.

Sarah Gaston commented that the ETC survey is limited as only 600 responses will be gathered and there will not be a completely separate question on chickens on the survey.

Commissioner Armstrong asked if the City had any additional concerns about the keeping of chickens and could those concerns be included in their research.

11. Commission Member Comment

Commissioner Urquilla stated he would be interested in attending the APA conference.

Commissioner Fizer stated the APA conference is a great conference and is interested if no one else can go.

Commissioner Armstrong stated she will plan to go to the conference, but may just do it on her own.

12. Adjournment

Motion by Commissioner Bowie, Seconded by Commissioner Urquilla, to adjourn the January 15, 2019 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Absent

Commissioner Armstrong	Aye
Commissioner Bowie	Aye
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye
Commissioner Urquilla	Aye
Mayor Turnbow	Absent

Motion passed 7-0-0.

The January 15, 2019 meeting adjourned at 7:48 p.m.

Respectfully submitted,

Jim Cadoret