

THE **PLANNING AND ZONING COMMISSION** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **TUESDAY, MARCH 19, 2019**, 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, JIM PETERMANN, MELODIE ARMSTRONG, MATTHEW WIGGINS, AND CHARLES CRAIN. ABSENT WERE ERIC BOWIE AND MAYOR KRIS TURNBOW. ALSO PRESENT WAS ASSOCIATE PLANNER DAVID GRESS AND ECONOMIC DEVELOPMENT DIRECTOR MATT TAPP.

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 the minutes of February 5, 2019 meeting**

Motion by Commissioner Wiggins, Seconded by Commissioner Urquilla, to approve the minutes of February 5, 2019.

Vote on Motion:

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

Motion passed 7-0-0.

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

A. Presentation by Economic Development Director Matt Tapp

Economic Development Director Matt Tapp provided the Commission a presentation on the tools and strategies that he uses to support economic development activity within our community. His presentation included an overview of several conceptual site plans prepared by staff that are utilized when talking with potential developers and businesses.

Commissioner Wiggins inquired on the lack of new in-line retail opportunities for Raymore and stated that he has seen new in-line retail centers being constructed in other communities and wondered why that type of development may not work on the Good Ranch site.

Mr. Tapp stated that retail will follow rooftops. As the number of residents increases, the interest of developers and businesses will increase. A recent trend has been retailers repurposing and redeveloping existing retail spaces.

Commissioner Fizer asked if the population of Raymore is enough to support some of the conceptual plans prepared by staff.

Mr. Tapp stated demographics is a significant component of determining where and how much commercial development will occur. He indicated additional rooftops are a continual need to attract new development.

Commissioner Urquilla asked if the 3 different property owners of land in the Willowind Square shopping center were willing to cooperate with a redevelopment of the center.

Mr. Tapp stated two of the pad sites at the center are for sale. It will be a challenge to assemble all 3 parcels, but progress is being made.

Commissioner Wiggins asked about existing businesses in Willowind and what the future may be for them if redevelopment does occur.

Mr. Tapp stated he can and will work with any existing tenants that might be displaced as part of any redevelopment. Relocation of tenants in the existing centers is always first priority. He indicated that any redevelopment will increase rent rates and current tenants in Willowind are paying below market rates at this time.

8. City Council Report

Associate Planner David Gress provided an overview of the February 11, 2019 meeting of the City Council.

9. Staff Report

Mr. Gress provided an overview of the upcoming cases to be considered by the Commission. The April 16 meeting will be cancelled as staff will be attending the national planning conference.

Mr. Gress provided an update on the status of the Hawk Ridge Park project.

10. Public Comment

No public comments.

11. Commission Member Comment

Commissioners thanked Mr. Tapp for the presentation.

12. Adjournment

Motion by Commissioner Urquilla, Seconded by Commissioner Crain, to adjourn the March 19, 2019 Planning and Zoning Commission meeting.

Vote on Motion:

Chairman Faulkner	Aye
Commissioner Wiggins	Aye
Commissioner Armstrong	Aye
Commissioner Bowie	Absent
Commissioner Crain	Aye
Commissioner Fizer	Aye
Commissioner Petermann	Aye

Commissioner Urquilla Aye
Mayor Turnbow Absent
Motion passed 7-0-0.

The March 19, 2019 meeting adjourned at 8:27 p.m.

Respectfully submitted,

Jim Cadoret