

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
February 1, 2024
7:00 pm

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Meyers:	Thurman:	Emerson:	Sneddon:
Jean-Paul:	Frazier:	Stock:	Bruenger:

3. Approval of Minutes – December 7, 2023, Regular Meeting Minutes

- a) Revisions
- b) Motion
- c) Second
- d) Additional Board Discussion
- e) Vote

4. Public Discussion (Regarding matters not on this agenda only)

5. Old Business:

A. Case No.: PZ-2023-10

Applicant: Arash Kamali, Vantage Motors, LLC.

Reason: Requesting the approval of a Conditional Use Permit for “Vehicle Sales, New or Used” for the continuation of a used vehicle sales establishment, Vantage Motors, at 10004 E. 350 Highway.

The applicant has requested to continue this item to the March 7, 2024 Planning Commission meeting.

- 1. Commission Decision to continue the application
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

- 6. New Business: None.**
- 7. Other Business: A Resolution appointing a member of the Planning and Zoning Commission as its representative to the RFP Selection Committee for the Comprehensive Plan.**
 1. Introduction of request
 2. Commission discussion
 3. Commission Decision to Appoint a Representative to the RFP Selection Committee
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote
- 8. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, March 7, 2024, at 7:00 PM.**
- 9. Adjourn**

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

December 7, 2023
7:00 pm
Council Meeting Chambers

1. **Welcome by Chairperson.** Chairman Meyers called the meeting to order at 7:00 PM.
2. **Call meeting to order and Roll Call**
Meyers: Present Thurman: Absent Emerson: Absent Sneddon: Present
Jean-Paul: Absent Frazier: Present Stock: Present Bruenger: Present
3. **Approval of Minutes:** Minutes of October 5, 2023, Regular Meeting were approved 5-0-3 upon a motion by Mr. Frazier and a second by Mr. Bruenger. Mr. Sneddon noted a spelling error of his name, which has since been corrected.
4. **Public Discussion:** None.
5. **Old Business:** None.
6. **New Business:**
 - A. **Case No.: PZ-2023-11**
Applicant: City of Raytown
Reason: Amend Text of Chapter 50 of Raytown Municipal Code to amend the community's current floodplain management ordinance with the new Flood Insurance Study effective date.
 1. **Introduction of Application by Chair.**
Chairman Meyers introduced the application.
 2. **Swearing in of all speakers by City Attorney that plan to give testimony during hearing.**
 3. **Explanation of any ex parte' communication from Commission members regarding the application.**
No members reported any ex parte communications regarding this application.

4. Enter Relevant City Exhibits into the Record.

Shana Kelly, Planning & Zoning Coordinator, entered the staff report and supporting documents into the record.

5. Staff Presentation on Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request. Then City Engineer, Jason Hanson, provided the details of the necessity of the request.

6. Commission Discussion

The commissioners asked questions of Mr. Hanson, which were all answered.

7. Public Comments on Application.

Mr. Meyers asked if there were any members of the public that would like to speak on the application. There were none.

8. Commission Decision to Approve, Conditionally Approve or Deny the Application

Ms. Stock motioned and Mr. Frazier seconded to recommend approval of the requested text amendment to Chapter 50 of the Raytown Municipal Code.

VOTE: Motion passed 5-0-3

B. Recess

Mr. Sneddon motioned and Mr. Frazier seconded to take a recess until reconvened by the Chairman.

VOTE: Motion passed 5-0-3

C. Reconvene

Chairman Meyers reconvened the meeting at 7:50 PM.

D. Case No.: PZ-2023-10

Applicant: Arash Kamali, Vantage Motors, LLC.

Reason: Requesting the approval of a Conditional Use Permit for "Vehicle Sales, New or Used" for the continuation of a used vehicle sales establishment, Vantage Motors, at 10004 E. 350 Highway.

1. Introduction of Application by Chairman.

Chairman Meyers introduced the application and opened the public hearing.

2. Explanation of any ex parte' communication from Commission members regarding the application.

No members reported any ex parte communications regarding this application.

3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.

4. Enter Additional Relevant City Exhibits into the Record.

Shana Kelly, Planning & Zoning Coordinator, entered the staff report and supporting documents into the record.

5. Staff Presentation on Application.

Shana Kelly, Planning & Zoning Coordinator, provided the staff report, addressing the background of the request, and use intentions for the property under the requested Conditional Use Permit.

6. Commission Discussion

The commissioners asked questions of the staff and the applicant, which were all answered. The applicants informed the Commission that they wanted the alleyway adjacent to the north to be included in the application. Staff determined that in order to include the adjacent property, they would need to continue the hearing to a date certain and amend the application. They would also need to prove ownership of the property. The date of February 1, 2024, was selected.

7. Commission Decision to Continue the Application

Mr. Frazier motioned and Ms. Stock seconded to continue the application until February 1, 2024.

VOTE: Motion passed 5-0-3

7. Other Business: A Resolution appointing a member of the Planning and Zoning Commission as its representative to the RFP Selection Committee for the Comprehensive Plan.

1. Introduction of Request

Missy Wilson, Assistant City Administrator, introduced the request for the Planning Commission to select one (1) member of the Commission to serve on the Selection Committee. The function of this committee is to select the consulting team for the update of the City's Comprehensive Plan.

2. Commission Discussion

The commission asked questions of staff, which were all answered.

3. Commission Decision to Appoint a Representative to the RFP Selection Committee

The commission made the decision to wait until the next meeting, scheduled for February 1, 2024, to select a member to serve on the Selection Committee.

- 8. Set Future Meeting Date – The January 4, 2024 Planning Commission meeting has been CANCELED due to lack of items. The next Regular Meeting is Scheduled for Thursday, February 1, 2024, at 7:00 PM.**

- 9. Other Business:**

Assistant City Administrator, Missy Wilson, reminded the commission members that they were invited to the Volunteer Appreciation Dinner, scheduled for December 14, 2023.

- 10. Meeting was Adjourned at 8:45 PM.**

DRAFT