

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
JULY 18, 2017
REGULAR SESSION NO. 7
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Invocation
Pledge of Allegiance
Roll Call

Public Comments

Communication from the Mayor

Communication from the City Administrator

Committee Reports

LEGISLATIVE SESSION

1. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular July 11, 2017 Board of Aldermen meeting minutes.

REGULAR AGENDA

NEW BUSINESS

2. Public Hearing: A public hearing to consider an Conditional Used Permit for property located at 10000 E. and 10019 West US 350 Highway.
 - 2a. **FIRST READING: Bill No. 6446-17, Section XIII. AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW ADVERTISING SIGNS TO BE PLACED AT 10000 EAST US 350 HIGHWAY AND 10019 WEST US 350 HIGHWAY LOCATED IN THE HIGHWAY CORRIDOR COMMERCIAL (HC) DISTRICT.** Point of Contact: Ray Haydaripoor, Community Development Director.
3. **R-2989-17: A RESOLUTION AUTHORIZING AND APPROVING AMENDMENTS TO THE CITY OF RAYTOWN PERSONNEL MANUAL ADOPTED ON DECEMBER 20, 2016 RELATING TO SECTION 5-COMPENSATION AND CLASSIFICATION PLAN.** Point of Contact: Tom Cole, City Administrator
4. **R-2990-17: A RESOLUTION AUTHORIZING AND APPROVING AMENDMENTS TO THE CITY OF RAYTOWN PERSONNEL MANUAL ADOPTED ON DECEMBER 20, 2016 RELATING TO SECTION 6-VIOLENCE IN THE WORKPLACE.** Point of Contact: Tom Cole, City Administrator

5. **R-2991-17: A RESOLUTION** AUTHORIZING AND APPROVING AMENDMENTS TO THE CITY OF RAYTOWN PERSONNEL MANUAL ADOPTED ON DECEMBER 20, 2016 RELATING TO SECTION 7-SUBSTANCE ABUSE. Point of Contact: Tom Cole, City Administrator
6. **R-2992-17: A RESOLUTION** AUTHORIZING AND APPROVING AMENDMENTS TO THE CITY OF RAYTOWN PERSONNEL MANUAL ADOPTED DECEMBER 20, 2016 RELATING TO THE ON CALL POLICY. Point of Contact: Tom Cole, City Administrator
7. **R-2993-17: A RESOLUTION** AUTHORIZING AND APPROVING AMENDMENTS TO THE CITY OF RAYTOWN PERSONNEL MANUAL ADOPTED DECEMBER 20, 2016 RELATING TO AN ON CALL POLICY-POLICE DEPARTMENT. Point of Contact: Tom Cole, City Administrator
8. **R-2994-17: A RESOLUTION** AUTHORIZING AND APPROVING AMENDMENTS TO THE CITY OF RAYTOWN PERSONNEL MANUAL ADOPTED DECEMBER 20, 2016 RELATING TO THE TAKE HOME CITY OWNED VEHICLES POLICY. Point of Contact: Tom Cole, City Administrator
9. **R-2995-17: A RESOLUTION** AUTHORIZING AND APPROVING AMENDMENTS TO THE CITY OF RAYTOWN PERSONNEL MANUAL ADOPTED ON DECEMBER 20, 2016 RELATING TO THE TIME CLOCK POLICY. Point of Contact: Tom Cole, City Administrator
10. **R-2996-17: A RESOLUTION** AUTHORIZING AND APPROVING AMENDMENTS TO THE CITY OF RAYTOWN PERSONNEL MANUAL ADOPTED DECEMBER 20, 2016 RELATING TO THE TUITION REIMBURSEMENT POLICY. Point of Contact: Tom Cole, City Administrator

CLOSED SESSION

Notice is hereby given that the Mayor and Board of Aldermen may conduct a closed session, pursuant to the following statutory provisions:

- 610.021(1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys;

ADJOURNMENT

Next Ordinance No.: 5578-17

DRAFT
MINUTES
RAYTOWN BOARD OF ALDERMEN
JULY 11, 2017

REGULAR SESSION NO. 6
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Mayor Michael McDonough called the July 11, 2017 Board of Aldermen meeting to order at 7:05 p.m. Sue Klotz of the Raytown Community Interfaith Alliance provided the invocation and led the pledge of allegiance.

Roll Call

Roll was called by Teresa Henry, City Clerk, and the attendance was as follows:

Present: Alderman Steve Meyers, Alderman Bonnaye Mims, Alderman Frank Hunt, Alderman Jason Greene, Alderman Bill Van Buskirk, Alderman Karen Black, Alderman Jim Aziere, Alderman Ryan Myers

Absent: Alderman Eric Teeman, Alderman Mark Moore

Public Comments

Janice Masters, 10609 E 70th Street, spoke regarding a domestic animal wellness-check ordinance.

Communication from the Mayor

Mayor McDonough attended the following events:

June 29, Dick-Smith Ford's First Responders Appreciation Cookout, sponsored by Jeff Bethel and others

June 30, Irish Pub Fish Fry Shriners Fundraiser, coordinated by April Harrington and Jason Hall

July 5, joined Kathy Quinn, of Fox 4 News, at Fox Drugs as part of a National Ice Cream Month live broadcast

The Truman Heartland Foundation's Toast of the Towns dinner will be on October 14, 2017 and Steve Mock will be posthumously honored as Raytown Person of the Year.

Communication from the City Administrator

No report this week.

Committee Reports

Alderman Greene thanked Chief Lynch for his service regarding an issue some Ward 2 residents were facing.

Alderman Van Buskirk attended the Raytown Amateur Radio Club's annual field day over the June 23-25 weekend and thanked the organization for their community outreach event. The Steve Mock Memorial Golf Tournament will raise money for REAP and will be held Saturday, July 15 at Teetering Rocks.

Alderman Mims enjoyed the Heaven Sent Community Baptist Church health outreach event. A State representative is still being scheduled to speak to the board at a future date regarding Bill 1516 which the representative is working on. KCP&L did a good job restoring power to a senior citizen's building in the area with the assistance of the Community Development Director, Ray Haydaripoor. Thank you to Alderman

Meyer's and Public Works for their efforts to provide assistance to a Ward 5 household. Lastly, thank you to the City's offices that are working to keep homes in the City up to code.

LEGISLATIVE SESSION

1. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular June 20, 2017 Board of Aldermen meeting minutes.

R-2997-17: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF JOSH MORALES TO THE BOARD OF ZONING ADJUSTMENT. Point of Contact: Teresa Henry, City Clerk

R-2998-17: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF THOMAS MURRAY TO THE BOARD OF ZONING ADJUSTMENT. Point of Contact: Teresa Henry, City Clerk

R-2999-17: A RESOLUTION AUTHORIZING AND APPROVING THE REAPPOINTMENT OF DEE ANN STOCK TO THE PLANNING & ZONING COMMISSION. Point of Contact: Teresa Henry, City Clerk

R-3000-17: A RESOLUTION AUTHORIZING AND APPROVING THE REAPPOINTMENT OF GEORGE MITCHELL TO THE RAYTOWN PARK BOARD. Point of Contact: Teresa Henry, City Clerk

R-3001-17: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF JANETTE GUENTHER TO THE RAYTOWN PARK BOARD. Point of Contact: Teresa Henry, City Clerk

R-3002-17: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF KIMBERLY MONTSDEOCA TO THE RAYTOWN PARK BOARD. Point of Contact: Teresa Henry, City Clerk

Alderman Mims, seconded by Alderman Aziere, made a motion to adopt. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Mims, Aziere, Black, Hunt, Greene, Myers, Meyers, Van Buskirk

Nays: None

Absent: Aldermen Moore, Teeman

REGULAR AGENDA

NEW BUSINESS

2. **FIRST READING: Bill No. 6445-17, Section IV-A. AN ORDINANCE** ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS IN THE CITY OF RAYTOWN, MISSOURI. Point of Contact: Teresa Henry, City Clerk.

Teresa Henry, City Clerk, read the ordinance by title only and remained available for any discussion.

Alderman Van Buskirk, seconded by Alderman Greene, made a motion to suspend the rules and hold an immediate second reading of the Bill. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Van Buskirk, Greene, Hunt, Meyers, Myers, Aziere, Mims, Black
Nays: None
Absent: Aldermen Teeman, Moore

Teresa Henry, City Clerk, read the ordinance by title only for a second time and remained available for any discussion.

Alderman Mims, seconded by Alderman Van Buskirk, made a motion to adopt. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Mims, Van Buskirk, Black, Hunt, Aziere, Greene, Myers, Meyers
Nays: None
Absent: Aldermen Moore, Teeman

Became Ordinance 5577-17

3. **R-3003-17: A RESOLUTION** AUTHORIZING AND APPROVING A CONTRACT WITH DEW FARMS, LLC SERVICES FOR MOWING AND NUISANCE ABATEMENT SERVICES IN AN AMOUNT NOT TO EXCEED \$36,000.00 FOR FISCAL YEAR 2016-2017. Point of Contact: Ray Haydaripoor, Community Development Director.

Teresa Henry, City Clerk, read the resolution by title only.

Ray Haydaripoor, Community Development Director, remained available for any discussion.

Discussion clarified that DEW Farms, LLC took over mowing and nuisance abatement services for another company when the City cancelled contract. This resolution is to renew the DEW Farms, LLC contract for another year.

Further discussion clarified that this resolution is unrelated to a Public Works mowing contract considered during a previous meeting.

Alderman Mims, seconded by Alderman Myers, made a motion to adopt. The motion was approved by a vote of 8-0-2.

Ayers: Aldermen Mims, Myers, Greene, Van Buskirk, Hunt, Meyers, Aziere, Black
Nays: None
Absent: Aldermen Moore, Teeman

CLOSED SESSION

Notice is hereby given that the Mayor and Board of Aldermen may conduct a closed session, pursuant to the following statutory provisions:

- 610.021(1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys;

Alderman Mims, seconded by Alderman Myers, made a motion to move to a closed session. The motion was approved by a majority of those present.

ADJOURNMENT

The meeting adjourned at 8:35 p.m.

Teresa M. Henry, MRCC
City Clerk

CITY OF RAYTOWN
Request for Board Action

Date: July 13, 2017

Bill No. 6446-17

To: Mayor and Board of Aldermen

Section No.: XIII

From: Ray Haydaripoor, Director of Community Development

Department Head Approval: _____

Finance Director Approval: _____ (only if funding requested)

City Administrator Approval: _____



Action Requested: Public Hearing to consider a Conditional Use Permit Application proposing advertising signs on property that is zoned Highway Corridor Commercial (HC).

Recommendation: The Planning & Zoning Commission by a vote of 8 in favor, 0 against recommended approval of the conditional use permit for advertising signs.

Analysis: Greg Waldo of Freddy's Land LLC is seeking approval of a conditional use permit application, which if approved, would allow advertising signs to be located on property that is zoned Highway Corridor Commercial (HC). The property to which the application applies is located at 10000 East US 350 Highway and 10019 West US 350 Highway. The business owners of the properties want to convert their monument signs into advertising signs. The advertising signs will have the ability to advertise for all four businesses located on the four individual commercial pad sites.

Alternatives: Alternatives to the recommendation of the Planning & Zoning Commission would be to:

1. Deny the conditional use permit application; or
2. Refer the application back to the Planning & Zoning Commission for reconsideration.

Budgetary Impact: Not Applicable.

Additional Reports Attached:

- Staff Report on this application for the July 6th Planning & Zoning Commission meeting.
- Minutes of the July 6 2017 Planning Zoning Commission meeting.

STAFF REPORT

To: The City of Raytown Planning and Zoning Commission

From: Ray Haydaripoor, Director of Community Development

Date: July 6, 2017

Subject: Agenda Item No. 5. B: Application for conditional use permit for two advertising signs one located at, 10000 E 350 Highway and 10019 W 350 Highway.

Background Information:

Greg Waldo, on behalf of Freddy's Land LLC is seeking approval of a conditional use permit application that proposes to allow advertising signs to be placed at 10000 E 350 Highway and 10019 W 350 Highway. The subject properties are owned by Freddy's Land LLC and FJM Distributing Company LP. The proposed signs will be used to advertise multiple businesses within the commercial development.

The zoning ordinance defines an advertising sign as " A sign that directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located or to which it is affixed". The applicant is seeking the conditional use permit because the properties they are proposing to place the advertising signs on are zoned Highway Corridor Commercial (HC), which requires a conditional use permit for advertising signs per the district sign regulations table in Section 50-492 of the zoning ordinance.



Exhibit 1

Factors To Be Considered:

In considering any application for a conditional use permit, the Planning Commission shall give consideration to the health, safety, morals, comfort and general welfare of the inhabitants of the city, including but not limited to, the following factors.

1. The stability and integrity of the various zoning districts.
The property to which the conditional use permit application applies is zoned Highway Corridor Commercial (HC). The zoning and uses on surrounding properties are more specifically described below:
 - East: Highway 350 abuts the west side of the property. One residential property zoned Medium Density Residential (R-2) and two commercial properties zoned Highway Corridor Commercial (HC) sit opposite of the property owned by Freddy's Land LLC on the east side of West US 350 Highway owned by Freddy's Land LLC.
 - West: The property immediately east of the applicant is a restaurant with East US Highway 350 abutting the property. The properties on the west side of East US Highway 350 are commercial businesses and are zoned Highway Corridor Commercial (HC).
 - South: The business immediately to the south of the applicant is a bank and is zoned Highway Corridor Commercial (HC).
 - North: The properties immediately to the north of the applicant are vacant lots and are zoned Highway Corridor Commercial (HC).
2. Conservation of property values.
The proposed use, if approved, will occupy a property that currently has businesses located on them and around them except for one residential property located to the east of the property owned by Freddy's Land LLC. It is the opinion of staff that given the commercial character of the area that property values will not be negatively impacted by granting a conditional use permit to the applicant.
3. Protection against fire and casualties.
The conditional use permit that is being required is for advertising signs that will be located outside. In the opinion of the staff the signs should not be a fire or casualty liability because of their location.
4. Observation of general police regulations.
It does not appear that the proposed advertising signs will violate any general police regulations.
5. Prevention of traffic congestion.
The subject property is located along Highway 350. The applicant requested, and was granted, a waiver to a traffic impact analysis by the Public Works department. It is the opinion of staff that the proposed advertising signs will not generate enough traffic to impact congestion along the highway.
6. Promotion of traffic safety and the orderly parking of motor vehicles.

As stated above, it is the opinion of staff that the proposed advertising signs will not generate traffic safety or parking issues due to the location of the signs.

7. Promotion of the safety of individuals and property.
After review by the city engineer of the proposed sign locations for the advertising signs, it is the opinion of the staff there is no danger to the safety of individual or property. The applicant has provided plans for the signs which conform to the monument design standards for the Highway Corridor Commercial (HC) district and will be required to pass a final inspection by the City Building inspector for compliance to the city code.
8. Provision for adequate light and air.
The advertising signs will not affect adequate light or air.
9. Prevention of overcrowding and excessive intensity of land uses.
The advertising signs will not create overcrowding or intensity of land uses since one property already has a monument sign that will be converted to an advertising sign. The other monument sign that will be constructed as an advertising sign has already been approved to be located on the land owned by Freddy's Land LLC on the approved final site plan.
10. Provision for public utilities and schools.
It is not anticipated that the proposed conditional use will have any impact on schools, and all necessary utilities are available to serve the property.
11. Invasion by inappropriate uses.
In the opinion of the staff, it does not appear that the proposed use will be an invasion of an inappropriate use.
12. Value, type and character of existing or authorized improvements and land uses.
There are no planned improvements to this property as a result of the applicant's advertising signs.
13. Encouragement of improvements and land uses in keeping with overall planning.
Staff has no recommendations for improvements of the property based on the proposed use.
14. Provision for orderly and proper renewal, development and growth.
The proposed use is located in an existing commercial area and, if the application is approved in a manner that is consistent with city codes and regulations, the proposed use will allow continued commercial use of the property while providing for the orderly and proper renewal, redevelopment and growth along US 350 Highway.

Staff Recommendation:

It is the recommendation of staff that the conditional use permit application to construct an advertising sign at 10019 West 350 Highway and to reface the current monument sign at 10000 East 350 Highway be approved subject to the condition that no other monument signs be permitted on any of the sites in the application area.

**CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING
MINUTES**

**July 6, 2017
7:00 pm
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133**

1. Welcome by Chairperson

Chairman Betti's called the July 6, 2017 meeting to order.

2. Call meeting to order and Roll Call

Chairman called the meeting to order.

Wilson	Absent	Betti's Present	Stock Present	Dwight Present
Hartwell	Present	Robinson Present	Lightfoot Present	Emerson Present
Meyers	Present			

3. Approval of Minutes of April 6, 2017 Meeting Minutes

A. Revisions

B. Motion

Ms. Stock made a motion to approve the minutes as written

C. Second

Ms. Hartwell made a second to approve minutes as written.

D. Additional Board Discussion

None

E. Vote

Motion Carries

4. Old Business. – None

5. New Business

A. Case No.:PZ-2017-005

Applicant: Aimee Gray on behalf of KM-TEH Realty

Reason: Site Plan Approval for Somerset Village Apartment

1. Introduce Application
Chairman Bette's introduced **PZ-2017-005**
2. Open Public Hearing
Chairman Bette's opened the public hearing.
3. Explain Procedure for a Public Hearing and swear-in speakers
City Attorney swore in all that were speaking.
- iv. Enter Relevant City Exhibits into the Record:
 - a. Application for Waiver submitted by applicant
 - b. Publication of Notice of Public Hearing in Daily Record Newspaper
 - c. Public Hearing Notices sent to property owners within 185-feet of subject property
 - d. City of Raytown Zoning Ordinance, as amended
 - e. City of Raytown Comprehensive Plan
 - f. Staff Report on application for July 6, 2017 Planning & Zoning Commission meeting
 - g. Revised set of plans

v. **Explanation of any exparte' communication from Commission**

Members regarding the application.

Mr. Meyers stated he has had some exparte' communication on this application.

Ms. Emerson stated she has had some exparte' communication on this application.

vi. Introduction of Application by Staff

Mr. Williamson introduced PZ-2017-005 to the Board.

vii. Presentation of Application By Applicant

My name is Brandy Attwell filling in for Aimiee Grey as she is out of town. She made the presentation to the Board.

She stated that they are trying to build the building back so the owner can bring back his income to the property. We have applied for the five variances. The packet is based mainly on design. Items 1-4 of your packet have already been addressed and are on the drawings you have in your packets. Items 5-8 do not apply as we are not changing the driveway and parking configuration. Items 9-10 we fully agree. There is currently in item 10 we are

proposing building a sidewalk. Items 11,12,13 those are the exceptions we are asking for in the CDBC standards.

Ms. Stock explained she was one of the people that designed the guidelines and had many question and the applicant answered every one of them thank you.

Mr. Lightfoot asked how many parking spots will we not conforming to the newer standard.

Ms. Atwell stated the newer standard is two per dwelling unit right now it is .096 per dwelling unit.

Mr. Lightfoot asked about the ADA noncompliance standards the sidewalk.

Ms. Atwell stated that the requirements will be met we have to have an accessible route from the parking lot and that will be in the back of the unit.

Mr. Meyers stated that he is perplexed as far as the applicant. I personally like to talk to the applicant on the application. What was the issue with the owner not being here for the meeting tonight.

Ms. Atwell stated the owner is currently in Israel, Mr. Michael fine.

Mr. Meyers stated that on the applicant is Ms. Grey.

Ms. Atwell stated that Aimee Grey is currently in Italy the owners representative is Todd Fisher and he is away on another job.

Mr. Meyers asked if Ms. Atwell was authorized to speak on their behalf.

Ms. Atwell stated that she was.

Mr. Meyers stated that we have five conditions of variance that hasn't been decided before we are to make decisions and one of them is a deal breaker and that is reducing the floor space of the apartments from 700 square feet to 600 square feet.

Ms. Atwell stated the were fully prepared for that to be rejected.

Mr. Meyers asked how you work through that if it is an insurance issue.

Ms. Atwell stated the insurance company is requiring the variance in order to fix the issue with the fire.

Can I ask you about the lighting on the sidewalk. It looks as though you do not want to provide lighting for the citizens and that is required in the CDBC design standards.

Ms. Atwell stated there are two pedestrian lights there was previously one and we are proposing to put back one and put the other one on the of the sidewalk. We are going to follow the CBD standards.

Ms. Emerson is concerned that they are not providing enough parking spaces for the people that live there.

Ms. Atwell stated that it is a concern that we have but the owner is insisting we move forward with the existing layout at this time.

Ms. Dwight (not audible) So the ADA sidewalk is in the back not the front.

Mr. Meyers asked if we could discuss that is says the proposed building does not face the street it does doesn't it.

Ms. Atwell stated that the proposed building will face the street.

Ms. Emerson asked how they get to the parking lot for these seven spaces.

Ms. Atwell stated she is not understanding the question can she look at the plans.

Ms. Dwight so the two buildings have a pitched roof they were the two originals. Then all the rest of them are the same style. Why do they not match the originals.

Ms. Atwell stated he chose to match the majority of the buildings.

Mr. Williamson stated the one they are proposing that it matches better to meet the CBD design standards.

Mr. Bettis asked what happens to the people that park across the street.

Mr. William son stated that is a public street and those people could get tickets from the police

Ms. Hartwell said she understands if there is parking on both sides of the street the fire truck cannot get down the street is that not a violation. We have been trying very hard to get our City looking good and how is one building going to solve the CBD standards.

Mr. Williamson stated that it is closer to the CBD standards but will not help with the parking issues.

Further discussion by the board members.

- viii. Request for Public Comment
None

- ix. Additional Comment from Applicant, Additional Comment from Applicant, if necessary
- x. Additional Staff Comments and Recommendation
Mr. Williamson stated there would be a few more discussions needed on the lighting and other issues that should not hold up this Board.
- xi. Board Discussion
Further discussion on the application by the board.
- xii. Close Public Hearing
Mr. Betti's closed the Public Hearing
- xiii. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion
Mr. Lightfoot made a motion to approve with all the staff recommendations.
 - b. Second
Ms. Stock seconded the motion with all staff recommendations.
 - c. Additional Board Discussion
Mr. Meyers asked if we were approving all 16 items.
 - d. Vote
Vote is a tie. Motion Failed. No recommendation at this time.

B. Case No. PZ-2017-006
Applicant: Freddy's Land LLC

Conditional Use Permit Application that seeks to allow an advertising sign in the Highway Corridor Commercial (HC) District at 10019 E US 350 Hwy & 10000 E US 350 Hwy Raytown, MO 64138.

- i. Introduce Application
Mr. Betti's introduced PZ-2017-006
- ii. Open Public Hearing
Mr. Betti's opened the Public Hearing
- iii. Explain Procedure for a Public Hearing and swear-in speakers
City Attorney swore in all that were speaking.
- iv. Enter Relevant City Exhibits into the Record:
 - a. Application for Waiver submitted by applicant

- b. Publication of Notice of Public Hearing in Daily Record Newspaper
- c. Public Hearing Notices sent to property owners within 185-feet of subject property
- d. City of Raytown Zoning Ordinance, as amended
- e. City of Raytown Comprehensive Plan
- f. Staff Report on application for July 6, 2017 Planning & Zoning Commission meeting
- v. Explanation of any exparte' communication from Commission Members regarding the application.
None
- vi. Introduction of Application by Staff

Mr. Williamson introduced PZ-2017-006

The request is for approval for a monument sign there will be two monument signs and they are with the Highway 50 guidelines.
- vii. Presentation of Application By Applicant

Greg Waldo and I live in Wichita Kansas, the Corporate Office of Freddy's. The application before you is a multi-tenant sign with I-Hop. We both wanted to be on the highway corridor.
- viii. Request for Public Comment

None
- ix. Additional Comment from Applicant, Additional Comment from Applicant, if necessary
- x. Additional Staff Comments and Recommendation

Ms. Hartwell asked how many signs would be on this sign.

Applicant stated that there would be four spaces one for the open space that is not filled yet.
- xi. Board Discussion

None
- xii. Close Public Hearing

Mr. Betti's closed the Public Hearing.
- xiii. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion
Ms. Emerson made a motion to approve.

- b. Second
Mr. Lightfoot seconded the motion
- c. Additional Board Discussion
- d. Vote
8-0 motion passed.

6. Set Future Meeting Date - Thursday, August 3, 2017 at 7:00 PM

7. Adjourn

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO ALLOW ADVERTISING SIGNS TO BE PLACED AT 10000 EAST US 350 HIGHWAY AND 10019 WEST US 350 HIGHWAY LOCATED IN THE HIGHWAY CORRIDOR COMMERCIAL (HC) DISTRICT

WHEREAS, pursuant to City Code Chapter 50, Section 50 of the Zoning Ordinance, application no. PZ-2017-006, submitted by Greg Waldo on behalf of Freddy's Land, LLC requesting a Conditional Use Permit on the property located in a Highway Corridor Commercial (HC) District at 10000 East US 350 Highway & 10019 West US 350 Highway was referred to the Planning Commission to hold a public hearing; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing on July 6, 2017 and by a vote of 8 in favor and 0 against recommends approval and rendered a report to the Board of Aldermen containing findings of fact and a recommendation that the Conditional Use Permit be approved; and

WHEREAS, after due public notice in the manner prescribed by law, the Board of Aldermen held a public hearing on July 18, 2017, and rendered a decision to grant said Conditional Use Permit;

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – GRANT OF CONDITIONAL USE PERMIT. That pursuant to City Code Chapter 50, Section 50 of the Zoning Ordinance of the City of Raytown, Missouri, a Conditional Use Permit, subject to the conditions set forth herein, is hereby granted to Greg Waldo to allow an advertising sign to be placed at 10000 East US 350 Highway & 10019 West US 350 Highways located in the Highway Corridor Commercial (HC) District (Chapter 50, Section 50).

SECTION 2 – CONDITIONS OF APPROVAL AND OPERATION. That the following conditions of approval shall apply and be followed during the operation of the business allowed by this Conditional Use Permit:

1. The business shall comply with all applicable local, state, and federal laws and regulations.

SECTION 3 – FAILURE TO COMPLY. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and the City's Comprehensive Zoning Regulations.

SECTION 4 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared, invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 5 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this ____ of August, 2017.

ATTEST:

Michael McDonough, Mayor

Teresa M. Henry, City Clerk

Approved as to Form:

Joe Willerth, City Attorney