

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**MINUTES**

**April 5, 2018**

**7:00 pm**

**Raytown City Hall**

**Board of Aldermen Chambers**

**10000 East 59<sup>th</sup> Street**

**Raytown, Missouri 64133**

**1. Welcome by Chairperson**

**2. Call meeting to order and Roll Call**

Wilson:	Present	Emerson:	Present	Stock:	Present
Bettis:	Absent	Robinson:	Present	Lightfoot:	Absent
Hartwell:	Present	Dwight:	Absent	Meyers:	Present

**3. Approval of April 5, 2018 Meeting Minutes**

- a) Revisions - None
- b) Motion - Approved
- c) Second - Approved
- d) Additional Board Discussion - None
- e) **Vote – Approved (6-0)**

**4. Old Business**

**5. New Business**

**A. Case No.: PZ-2018-03 (Final Plat for Tidal Wave Auto Spa)**

**Applicant: Jason Roudebush PLS, Olsson Associates**

1. Introduction of Application by Chair

Mr. Wilson introduced PZ-2018-03

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

None

3. Enter Additional Relevant City Exhibits into the Record:

- a. Staff report
- b. Final Plat
- c. Plat Application
- d. Plat Checklist
- e. Staff Review Letter & Applicant Responses
- f. City of Raytown Zoning Regulations, as amended
- g. City of Raytown Subdivision Regulations, as amended

h. City of Raytown Comprehensive Plan

4. Introduction of Application by Staff

Mr. Swan re-introduced PZ 2018-03 to the board.

Applicant has been asked to help with platting this property. As it sits currently there are two larger lots which are being combined to eliminate the property lines and to include the vacated portion of 75<sup>th</sup> street. This will become part of the development and maintained by the developer Tidal Wave. Access agreements are in the process of being signed and recorded with Jackson County and it is contingent on that being done.

Staff does recommend approval of this final plat, subject to three conditions

There have been revisions since the staff report was published:

#3 – Due to the development agreement that was signed between the City of Raytown and T W Macon, which was the developer.

Instead of the improvements are made before the plat is recorded, we are going to go off the development agreement that says that the public improvements need to be completed prior to the final issuance of a final certificate of occupancy, which is what was agreed upon in this agreement.

5. Presentation of Application by Applicant - None
6. Additional Staff Comments and Recommendation - None
7. Board Discussion - None
8. Board Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion – Emerson Approved
  - b. Second – Second
  - c. Additional Board Discussion - None
  - d. Vote – **Approved (6-0)**

Next steps:

First reading conducted on April 17, 2018, Tuesday, 7:00 p.m.

Second reading tentatively planned for Tuesday May 1<sup>st</sup>.

Applicant had another question.

Does the order become effective once it passes the second reading or is there a waiting period?

Mr. Swan: The three conditions that were outlined. The city receives the recorded copies of the deeds of transfer and that we also receive copies of the signed access agreement and the second reading has taken place. Then the city would go forward with signing of the plat and signature by the mayor.

Point of Order: There could be a possibility that the board of alderman can waive suspension of rules and do the second reading the same evening of the first reading.

**B. Case No.: PZ-2018-04 (Conditional Use Permit – Vehicle/Equipment Rental)**

**Applicant: David Roush, Tint Zone**

1. Introduction of Application by Chair

Mr. Wilson introduced PZ-2018-04

2. Open Public Hearing
3. Explain Procedure for a Public Hearing and swear-in speakers
4. Enter Additional Relevant City Exhibits into the Record:
  - A. Staff report
  - B. Conceptual Site Plan
  - C. CUP Application
  - D. Staff Review Letter & Applicant Responses
  - E. Publication of Notice of Public Hearing in Daily Record Newspaper
  - F. Public Hearing Notices mailed to property owners within 185-feet of subject property.
  - G. City of Raytown Zoning Ordinance, as amended
  - H. City of Raytown Comprehensive Plan
5. Explanation of any exparte' communication from Commission members regarding the application
6. Introduction of Application by Staff

Mr. Swan: re-introduced PZ 2018-04 to the board.

Parcel is zoned neighborhood commercial, therefore a vehicle rental business that requires conditional Use Permit. It is also within the central business district design corridor and has its own design standards that are applicable to redevelopment and new development.

Parcel is ¼ acre and both roads 63<sup>rd</sup> St and Raytown Rd are classified as collector

David Roush: 8517 Ditzler Ave

Bring in only 3 or 4 trucks and park on the south side of the building and as far back as possible. Trucks would most likely be in use most of the time and not be there anyway.

David did not read the recommendation on the staff report before the meeting. States he was not provided the information that was emailed to the applicant on March 27th.

Staff recommendation is denial of this use case.

Mrs. Stock asked about minutes from the public meeting. Public meeting was held, but no one attended. Short notes within the staff report.

Mrs. Emerson asked how many trucks would be rented per day and for how long.

David responded that two at the very least and hoped that they would all be gone.

7. Request for Public Comment –

Robert Herdon: 512 NE Park Dr., Lee's Summit

Works for U-Haul as an area field manager. Explained limitations on what kind and how many U-haul trucks they provide.

Water company that took over the bank building may be willing to allow for parking in their lot, so that they are not visible from the 63<sup>rd</sup> St and Raytown Rd intersection. Can exit onto Residents are going elsewhere to rent these trucks, so Raytown is losing income (approx. \$75,000), both by the rentals and the customers spending money in other businesses within Raytown.

Steve Gunther: 11705 E 71<sup>st</sup> Ct

Property owner in downtown.

Major objection would be any trucks along 63<sup>rd</sup> St and Raytown Rd.

Not opposed to the rental, but they need to work with the water company to store their trucks.

9. Additional Staff Comments and Recommendation –

Mr. Swan: Went over the background. No open space and the parking lot consumes everything but the building. Access limited to Raytown Rd. Is in the Central Business District of the design corridor. This was the site of William Rays Blacksmith shop and commemorated by a placard.

Public notice was published back in February due to the late scheduling of the information meeting. The case was continued from March 1<sup>st</sup> to today.

The Community Development Dept. received two letters, one in favor by the owner and one against from the Downtown Main Street Coalition.

Analysis –

- Stability and integrity of the various zoning districts. Zoned neighborhood commercial.
- Prevention of traffic congestion as both of these streets are classified as collective roadways.
- With the proposed use, we have concerns about it creating some congestion at times when people are exiting the parcel due to the limited width of the driveway with the approach.
- Public Works has a concern about the tight curb radius and that it can prove problematic for U-haul customers who are not accustomed to driving trucks.
- Promotion of traffic safety and orderly parking of vehicles. Parking is limited as there are only three parking spaces. One may be large enough to accommodate two trucks. The business is required to have four parking spaces. As far as parking at a different site, the Conditional Use Permit is specific to one parcel.
- Prevention of overcrowding of this parcel.
- This would fit more into the commercial zoning class.
- This property has the most prominent view downtown. Abundance of signage distracts from the historical marker.
- Downtown image, rentals are contrary, as we are creating unique to pedestrian friendly destination

Proposed use does not comply with long term development.

Can have this vote postponed till the next meeting with the use of the adjoining parking lot.

**Recommendations:**

To delay or move forward.

Applicant would like to delay.

10. Board Discussion –

Putting big trucks on that property is not the best place for them. Trying to improve downtown

Mr. Meyers: What the commission has to look at and the defined regulations that your business is not going to meet. Parking issues, design standards that you are not meeting.. Hopefully, can get the offsite parking. Can't make a vote tonight on something that may happen. A signed document from Mr Clevenger that he agrees to this.

Mrs. Stock: Would be happy if you could keep the trucks at the old bank building.

11. Close Public Hearing

12. Board Decision to Approve, Conditionally Approve, Deny or Postpone

- a. Motion to Postpone to date certain of May 3, 2018 – Emerson
- b. Second –Meyers
- c. Additional Board Discussion
- d. **Vote – 'Yes' 6-0**

**13. Set Future Meeting Date - Thursday, May 3, 2018 at 7:00 PM**

**14. Adjourn**