

AGENDA
CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING

February 2, 2017
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

7:00 pm

1. Welcome by Chairperson

2. Call meeting to order and Roll Call.

Wilson:	Jimenez:	Stock:
Bettis:	Robinson:	Lightfoot:
Hartwell:	Dwight:	Meyers:

3. Approval of minutes – December 01, 2017 meeting

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

4. Old Business – None

5. New Business:

A. Application: Public Hearing to consider a Conditional Use Permit for a vehicle repair, general establishment at 8832 E 350 Highway.

Case No.: PZ-2017-001

Applicant: City of Raytown

- 1. Introduction of Application by Chair
- 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. Conditional Use Permit Application submitted by applicant
 - b. Publication of Notice of Public Hearing in Daily Record Newspaper
 - c. Public Hearing Notices mailed 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 February 2, 2017 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application.
6. Introduction of Application by Staff
7. Request for Public Comment
8. Additional Staff Comments and Recommendation
9. Board Discussion
10. Close Public Hearing
11. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

B. Application: Public Hearing to consider text amendments to the City of Raytown Zoning Ordinance, Chapter 50, Article I, Section 50-4 and Section 50-107(a)(5) of the Code of Ordinances of the City of Raytown.

Case No.: PZ-2017-002

Applicant: City of Raytown

1. Introduction of Application by Chair
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. Publication of Notice of Public Hearing in Daily Record Newspaper.
 - b. City of Raytown Zoning Ordinance, as amended
 - c. City of Raytown Comprehensive Plan
 - d. Staff Report on application for February 2, 2017 Planning & Zoning Commission meeting
5. Explanation of any exparte' communication from Commission members regarding the application.
6. Introduction of Application by Staff
7. Request for Public Comment
8. Additional Staff Comments and Recommendation
9. Board Discussion
10. Close Public Hearing
11. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

C. Application: Public Hearing to consider text amendments to the City of Raytown Zoning Ordinance, Chapter 50, adding Article XII concerning new regulations for site plan approval, of the Code of Ordinances of the City of Raytown.

Case No.: PZ-2016-003

Applicant: City of Raytown

1. Introduction of Application by Chair
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. Publication of Notice of Public Hearing in Daily Record Newspaper.
 - b. City of Raytown Zoning Ordinance, as amended
 - c. City of Raytown Comprehensive Plan
 - d. Staff Report on application for February 2, 2017 Planning & Zoning Commission meeting
5. Explanation of any exparte' communication from Commission members regarding the application.
6. Introduction of Application by Staff
7. Request for Public Comment
8. Additional Staff Comments and Recommendation
9. Board Discussion
10. Close Public Hearing
11. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion
 - b. Second
 - c. Additional Board Discussion
 - d. Vote

6. Other Business

**A. Presentation to Planning and Zoning Commission on Comprehensive Plan Update-
Scott Peterson, Planning and Zoning Coordinator**

7. Planning Projects Report

8. Set Future Meeting Date – March 2, 2017

9. Adjourn

- A. Motion
- B. Second
- C. Vote