

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
MINUTES**

**August 15, 2019
7:00 pm**

**Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133**

1. Welcome by Chairperson (Chairman Wilson)

2. Call meeting to order and Roll Call

Wilson:	Present	Thurman:	Absent	Emerson:	Present
Bettis:	Absent	Robinson:	Present	Frazier:	Present
Stock:	Present	Dwight:	Present		

3. Approval of July 11, 2019 Meeting Minutes

- a) Revisions – N/A
- b) Motion to approve – Mr. Frazier
- c) Second – Ms. Stock
- d) Additional Board Discussion – N/A
- e) Vote – Approve (6-0-0)

4. Old Business: None

5. New Business

A. Case No.: PZ-2019-06 <Non-Public Hearing>

Applicant: Scott Chrisman, Anderson Engineering, on behalf of Four Gem Homes, LLC
Reason: Approval of the Final Plat, "Turnleaf Villas", being a replat of part of Blue Ridge Villas, located at 59th Street and Hunter Court.

Introduction of Application by Vice Chair (Mr. Bettis)

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

No exparte communications reported.

2. Enter Additional Relevant City Exhibits into the Record:

- a. Staff report
- b. Application and Supporting Documents
- c. Final Plat of "Turnleaf Villas"

3. Introduction of Application by Staff

Chris Gilbert, Planning & Zoning Coordinator, provided the staff report for the application, showing site location and surrounding zoning, and the final plat. Mr. Gilbert explained that the replat was necessary to eliminate condominium ownership lines and to move a utility easement to facilitate completion of the unbuilt portion of Blue Ridge Villas as senior townhomes and care facilities. Mr. Gilbert said the property owner, who also is President of the Homes Association, would be required to provide an updated set of Covenants and Restrictions that benefits not just the residents of Turnleaf Villas, but also the existing 7 condominiums within Blue Ridge Villas, and they would be responsible for enforcing the no parking requirement along the private Hunter Court. Mr. Gilbert provided the recommendation that the Final Plat be recommended for approval with the conditions of approval listed in the staff report.

Ms. Stock asked Scott Chrisman, representing the owner, if he understood the conditions of approval. He said that he did.

Ms. Dwight asked if the 2005 conditions of approval would be enforced. Mr. Gilbert said the development was constructed except for the condominiums and the plat was being modified to permit the condominiums to become senior occupied rental townhomes instead. Mr. Gilbert pointed to City approval of the Development Plan change to permit two care facilities for seniors, including an Alzheimer's unit, to be located in the northeast corner of the plat.

A discussion ensued over parking on the narrow private street, who would enforce it, and how the two senior care facilities would look and if they could design enough parking to serve them without causing on street parking problems or significantly reduce open space in the development. A motion ensued:

- a. Motion – Ms. Dwight moved to direct staff to return the final site plan(s) for the senior care facilities to the planning Commission for approval once they are submitted for review.
- b. Second – Ms. Stock
- c. Vote (4-2) – Motion passes.

4. Board Decision to Approve, Conditionally Approve or Deny the Application

- a. Motion – Ms. Stock moved to recommend approval of the Final Plat based upon the recommendations in the staff report.
- b. Second – Mr. Frazier
- c. Vote (6-0) – Motion passes unanimously.

6. Other Business

A. Receiving Electronic Packets.

Mr. Gilbert took a poll of the commissioners of which preferred to get the packets emailed to them instead of paper deliveries. Commissioners Frazier, Dwight, and Wilson opted for electronic, Emerson, Robinson, and Stark for paper deliveries.

7. Future Meeting Date – Thursday, September 5, 2019 at 7:00 PM. The Planning Commission agreed by consensus to use the September 5, 2019, meeting to discuss possible zoning management criteria related to the moratorium placed on Smoke Shops, Convenience Stores, and Liquor Stores by the Board of Aldermen on May 21st, 2019.

8. Adjourn Ms. Stock, Ms. Dwight second, 6-0 approval to adjourn at 7:51 PM