

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**AGENDA**

Raytown City Hall  
Board of Aldermen Chambers  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133  
December 3, 2020  
7:00 pm

**BY VIDEO CONFERENCE**

In response to the current Jackson County COVID-19 Order, this meeting will be held by on-line video conference. A video recording of the Planning Commission meeting will be available within 48 hours on the City's website. For additional questions, please contact City Planning and Zoning Staff at (816) 737-6059.

Individuals wishing to make Public Comments at the Planning Commission meeting should contact Chris Gilbert at [chriscg@raytown.mo.us](mailto:chriscg@raytown.mo.us) or (816) 737-6059 by 10:00 am, December 3, 2020, to obtain the on-line video information.

**1. Welcome by Chairperson**

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

Wilson:	Thurman:	Emerson:
Robinson:	Frazier:	Stock:
Dwight:		

**3. Approval of November 5, 2020, Regular Meeting Minutes**

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

**4. Old Business:**

**A. Case No.: PZ-2020-10**

**Applicants: Miesha Ross and Amia Walker**

**Reason: Conditional Use Permit for "Assembly" Use for dance instruction and assembly space for The Event Palace to be located at 6217-19 Blue Ridge Blvd. in the Raytown Plaza Shopping Center, in an NC, Neighborhood Commercial District**

1. Introduction of Application by Chair
2. Swearing in of all speakers by City Attorney that plan to give testimony during hearing
3. Explanation of any exparte' communication from Commission members regarding the application
4. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff report
  - b. Application Supporting Documents
5. Introduction of Application by Staff
6. Presentation of Application by Applicant
7. Request for Public Comment by Chairman
8. Additional Staff Comments and Recommendation
9. Commission Discussion
10. Commission Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**5. New Business**

**A. Case No.: PZ-2020-13**

**Applicant: Edward Golden of the Kandy Shop**

**Reason: Conditional Use Permit for Accessory Vehicle Sales be located at 8832 E. 350 Highway, in an HC, Highway Commercial District**

1. Introduction of Application by Chair
2. Swearing in of all speakers by City Attorney that plan to give testimony during hearing
3. Explanation of any exparte' communication from Commission members regarding the application
4. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff report
  - b. Application Supporting Documents
5. Introduction of Application by Staff
6. Presentation of Application by Applicant
7. Request for Public Comment by Chairman
8. Additional Staff Comments and Recommendation
9. Commission Discussion

10. Commission Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**B. Case No.: PZ-2020-14**

**Applicant: Debra Thomas, Belton, Missouri**

**Reason: Conditional Use Permit Approval for an "Adult Day Care" Use to be located at 7838 Raytown Road in an R-1, Low Density Residential District**

1. Introduction of Application by Chair
2. Swearing in of all speakers by City Attorney that plan to give testimony during hearing
3. Explanation of any exparte' communication from Commission members regarding the application
4. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff report
  - b. Application Supporting Documents
5. Introduction of Application by Staff
6. Presentation of Application by Applicant
7. Request for Public Comment by Chairman
8. Additional Staff Comments and Recommendation
9. Commission Discussion
10. Commission Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**6. Other Business-** Discussion of Annual Meeting for 2021.

**7. Set Future Meeting Date – Next Regular Meeting, Thursday, January 7, 2020, at 7:00 PM.**

**9. Adjourn**