

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
MINUTES

February 1, 2018
7:00 pm
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

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

3. Approval of January 4, 2018 Meeting Minutes

- a. Revisions - None
- b. Motion - Approved
- c. Second - Approved
- d. Additional Board Discussion - None
- e. Vote – **Approved (5-0)** (Bettis abstained as he was absent)

4. Old Business

5. New Business

A. Case No.: PZ-2018-01/02 (Preliminary and Final Plat for Lourdes Subdivision)
Applicant: Sam DePriest, Continental Consulting Engineers, Inc.

1. Introduction of Application by Chair
Mr. Wilson introduced PZ-2018-01/02
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. Preliminary Plat
 - c. Final Plat
 - d. Plat Applications
 - e. Plat Checklists
 - f. Staff Review Letter & Applicant Responses
 - g. City of Raytown Zoning Regulations, as amended

- h. City of Raytown Subdivision Regulations, as amended
- i. City of Raytown Comprehensive Plan

4. Introduction of Application by Staff

Mr. Swan re-introduced PZ 2018-01/02 to the board.

Applicant has been asked to help with platting this property. It's the Our Lady Of Lords Catholic Church. The Parochial school is no longer used by the Raytown public school district. Need to clean up property lines and get the school on a separate lot.

Lot 3 is the nun's house, the church would remain on lot 2, the rectory on lot 1 and lot 4 would be the public pre-school.

Applicant is here tonight to answer any questions.

Mr. DePriest (applicant) has no comments at this time.

No questions for the applicant

No questions from commissioners to staff.

5. Presentation of Application by Applicant.

Mr. DePriest was hired by Raytown School District to survey existing school building as they want to purchase the building. Then looked at the Jackson County GIS, the tax rolls and how the land was divided up. In talking with the City of Raytown Community Development Department, they decided to re-plat the existing parcels and plat the unplatted ground as one subdivision to assist in making it cleaner for taxing purposes, ownership purposes and to assist in the sales of the ground of the school building to the school district.

Meeting with the Catholic Church and City staff, we were able to divide the land up into four lots.

Wilson - With one vote we will approve the Preliminary and Final Plat?

Swan: Yes.

Emerson: The school district and Our Lady of the Lords agree on this completely?

Swan: Yes, we had the owner's consent when the application was filed and they are in agreement.

Bettis: The nun lot, what is happening with that? Is it being leveled?

DePriest: No. The existing building will stay as is. The nuns are still going to live there.

Robinson: Can we anticipate any presentation from the school district about what they intend to do with these lots?

DePriest: The church will sell Lot 4 to the school district. I don't know the intentions of the school district with the school property.

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 – Bettis Second

- c. Additional Board Discussion - None
- d. Vote – **Approved (6-0)**

Next steps for this application: Go before the Board of Alderman for a first reading on Tuesday, February 20th and a second reading on Tuesday, March 6th.

- 6. Set Future Meeting Date - Thursday, March 1, 2018 at 7:00 PM**
- 7. Adjourn**