

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

**February 6, 2020
7:00 pm**

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

1. Welcome by Acting Chairwoman Dee Ann Stock

2. Call meeting to order and Roll Call

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

3. Approval of Minutes: Minutes of January 16, 2020, approved 5-0 upon motion by Frazier and second by Emerson.

4. New Business

A. Case No.: PZ 2029-02: Application for a Conditional Use Permit for Accessory Used Vehicle Sales for an existing Vehicle Repair Shop Located at 7609 Raytown Road in a Highway Commercial, HC, zone.

1. Introduction of Application by Chairman.

Acting Chairwoman Stock opened the public hearing and introduced the application. All persons providing testimony were sworn in by Jennifer Baird, City Attorney.

2. Explanation of any Ex Parte Communications Regarding the Application.

Commissioner Emerson reported Ex Parte communications with the applicant regarding this application.

3. Enter Relevant Exhibits into the Record.

Acting Chairwoman Stock entered the staff report into the record as an exhibit.

4. Staff Presentation of proposed Text Amendments.

Chris Gilbert, Planning & Zoning Coordinator provided the staff report, reviewing the location of the application, surrounding zoning and uses of property and addressed all the criteria required for a Conditional Use Permit to be issued. Included was an in-depth analysis of the available parking on the site and that the site could support the requested amount of vehicles for sale, provide enough parking for the other tenants on the site, and have additional leftover spaces.

Planning Commission discussion with questions for staff.

5. Request for Public Comment by Chairman.

William Graham, 7609 Raytown Road, the property owner testified in support of the application.

Stephen Jones, 7609 Raytown Road, the business owner of Recon Auto, testified on behalf of his application. Mr. Jones agreed to the conditions of approval in the staff report.

6. Commission Discussion.

Planning Commission discussion with questions for staff.

7. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Chris Gilbert provided the staff recommendation to recommend approval of the Conditional Use Permit to the Board of Aldermen with the conditions as specified in the staff report.

Ms. Emerson moved and Ms. Thurman seconded to recommend approval as recommended in the staff report. Motion passed 5-0.

B. Case No.: PZ 2029-03: Application for a Conditional Use Permit for Used Vehicle Sales Sales to be located at 6824 Blue Ridge Blvd. in a Highway Commercial, HC, zone.

1. Introduction of Application by Chairman.

Acting Chairwoman Stock opened the public hearing and introduced the application. All persons providing testimony were sworn in by Jennifer Baird, City Attorney.

2. Explanation of any Ex Parte Communications Regarding the Application.

No Commissioners reported any Ex Parte communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Acting Chairwoman Stock entered the staff report into the record as an exhibit.

4. Staff Presentation of proposed Text Amendments.

Chris Gilbert, Planning & Zoning Coordinator provided the staff report, reviewing the location of the application, surrounding zoning and uses of property and addressed all the criteria required for a Conditional Use Permit to be issued.

Planning Commission discussion with questions for staff.

5. Request for Public Comment by Chairman.

Tara Nielsen, 5309 W. 116th St., Leawood, Kansas, representing the current property owner, Willie Rickel, testified in support of the application.

Doug White, 3225 S. Noland Rd., Independence, Missouri, representing the Business, Right Way Auto, spoke in support of the company's application. Mr. White agreed to the conditions contained in the staff report.

6. Commission Discussion.

Planning Commission discussion with questions for staff.

7. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Chris Gilbert provided the staff recommendation to recommend approval of the Conditional Use Permit to the Board of Aldermen with the conditions as specified in the staff report.

Mr. Frazier moved and Ms. Emerson seconded to recommend approval as recommended in the staff report. Motion passed 5-0.

- 5. Other Business-** Chris Gilbert provided a status update on several recent cases reviewed by the Planning Commission.
- 6. Set Future Meeting Date – Next regular meeting on March 5, 2020, with additional CUP applications to be on the agenda.**
- 7. Adjourn at 8:28 PM upon motion by Mr. Frazier and second by Ms. Thurman.**