

**CITY OF RAYTOWN  
PLANNING & ZONING COMMISSION**

**AGENDA**

**July 12, 2018**

**7:00 pm**

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

**1. Welcome by Chairperson**

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

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

**3. Approval of May 3, 2018 Meeting Minutes**

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

**4. Old Business**

**A. Case No.: PZ-2018-04 (Conditional Use Permit – Vehicle/Equipment Rental)**

**Applicant: David Roush, Tint Zone**

- 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. Staff report
  - b. Conceptual Site Plan
  - c. CUP Application
  - d. Staff Review Letter & Applicant Responses
  - e. Publication of Notice of Public Hearing in Daily Record Newspaper
  - f. Public Hearing Notices mailed to property owners within 185-feet of subject property.
  - g. City of Raytown Zoning Ordinance, as amended
  - h. City of Raytown Comprehensive Plan

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

**5. New Business**

**A. Case No.: PZ-2018-05 (Final Plat for Crescent Creek, Second Plat)**

**Applicant: Judd Claussen P.E., Phelps Engineering, Inc.**

1. Introduction of Application by Chair
2. Explanation of any exparte' communication from Commission members regarding the application
3. Enter Additional Relevant City Exhibits into the Record:
  - a. Staff report
  - b. Final Plat
  - c. Plat Application
  - d. Plat Checklist
  - e. Staff Review Letter & Applicant Responses
  - f. City of Raytown Zoning Regulations, as amended
  - g. City of Raytown Subdivision Regulations, as amended
  - h. City of Raytown Comprehensive Plan
4. Introduction of Application by Staff
5. Presentation of Application by Applicant
6. Additional Staff Comments and Recommendation
7. Board Discussion
8. Board Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**B. Case No.: PZ-2018-06 (Zoning Map Update)**

**Applicant: Community Development Department, 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. Staff report
  - b. Current City Zoning Map
  - c. Proposed Zoning Map
  - d. Staff Review Letter & Applicant Responses
  - e. Publication of Notice of Public Hearing in Daily Record Newspaper
  - f. City of Raytown Zoning Ordinance, as amended
  - g. City of Raytown Comprehensive Plan
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. Set Future Meeting Date - Thursday, September 6, 2018 at 7:00 PM**

**7. Adjourn**