

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

**March 7, 2019**  
**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:	Present	Meyers:	Present	Emerson:	Absent
Bettis:	Absent	Robinson:	Absent	Frazier:	Present
Stock:	Absent	Dwight:	Present	Cochran:	Present

**3. Approval of January 3, 2019 Meeting Minutes**

- a) Revisions – N/A
- b) Motion to approve – Mr. Meyers
- c) Second – Mrs. Dwight
- d) Additional Board Discussion – N/A
- e) Vote – Approve (4-0) – Mr. Wilson abstained due to being absent from the meeting

**4. Old Business - None**

**5. New Business**

**A. Case No.: PZ-2019-02**

**Applicant: Jerry Applegate**

**Reason: Conditional Use Permit for a Monument Sign in a R-1 zoning district**

**1. Introduction of Application by Chair (Mr. Wilson)**

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

Mr. Frazier says was a former member of Lane Avenue Baptist Church but it will not affect the hearing

**3. Enter Additional Relevant City Exhibits into the Record:**

- a. Staff report
- b. Conditional Use Permit Application
- c. Application Supporting Documents
- d. Application Permit and Receipt

- e. Public Notice Guide
- f. Neighborhood meeting invite, summary and sign-in sheet
- g. Applicant's site plan and supporting plan documents

**4. Introduction of Application by Staff**

Mr. Haydaripoor introduces the case to the commission. The applicant is requesting conditional use permit approval of a monument sign in an R-1 zoning district. Per Raytown's sign regulations, the monument sign type is only conditionally approved in this zoning district. The new monument sign will be located at the same location as the current one shown in Figure 1. The replacement of the existing sign with a new one will void the legal nonconformity hence the need for a conditional use permit.

**5. Presentation of Application by Applicant**

Jennifer Baird, City Attorney, swears applicant Jerry Applegate, Alderman Bonnaye Mims and Mrs. Carol Hinesley in to the public hearing.

Mr. Applegate states that the church is asking to place a new monument sign exactly where the existing one is now. The existing sign was placed in its spot in 1991. Mr. Applegate states that the reason he wants to change the sign is to upgrade it to a computerized version so he would not have to change the message by hand each time. Mr. Applegate states that the sign will have an automatic dimmer on it so that it will not shine too bright during the night time.

Alderman Mims states that she is in support of the sign due to the positive impact of the church on the community. She tells the commissioners that she would be appreciative of their support of the church's proposal.

Mrs. Hinesley, who attends Lane Avenue Baptist Church states that she has been on the fundraising committee for the sign for the past two years. She asks the commissioners to consider allowing them to replace this sign. Mrs. Hinesley states that the church offers many different events, free of charge to the community, that occur several times a year. The proposed monument sign will allow them to advertise these events to the community.

**6. Additional Staff Comments and Recommendation**

Mr. Haydaripoor states that the monument sign has been there for a long time and that the improvement the Church is planning will be a good one for both the Church and the neighborhood. He states that Staff recommends approval of Case No. PZ 2019-02 – Conditional Use Permit for a monument sign to be located at 9003 E. 87th Street.

**7. Board Discussion**

No discussion.

**8. Board Decision to Approve, Conditionally Approve or Deny the Application**

- a. Motion – Mr. Frazier
- b. Second – Mrs. Cochran
- c. Additional Board Discussion – Mrs. Dwight says she likes the daisies that will be placed below the sign.
- d. Vote – Yes (5-0)

**6. Other Business- None**

**8. Set Future Meeting Date - Thursday, April 4, 2019 at 7:00 PM**

**9. Adjourn**