

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
MINUTES

January 4, 2018
7:00 pm
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

1. Welcome by Chairperson

Mr. Wilson welcomed all attendees.

2. Call meeting to order and Roll Call

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

3. Approval of December 7, 2017 Meeting Minutes

- a) Revisions - None
- b) Motion - approved
- c) Second - approved
- d) Additional Board Discussion - None
- e) Vote – approved (Mr. Wilson abstains)

4. Old Business

5. New Business

A. Case No.: PZ-2017-015 (Vacate Right-of-Way 75th Street)
Applicant: Mitch DiCarlo, Raytown Wash LLC

- 1. Introduction of Application by Chair
Mr. Wilson introduced PZ-2017-015
- 2. Open Public Hearing
Mr. Wilson opened the Public Hearing
- 3. Explain Procedure for a Public Hearing and swear-in speakers
City Attorney Willerth swore in all that are speaking
- 4. Enter Additional Relevant City Exhibits into the Record:
- 5. Mr. Swan introduced 2 additional Exhibits into the record.

- A. Staff report
 - B. Survey Exhibit
 - C. Vacate Right-of-Way Application
 - D. Consent to Vacate Forms
 - E. Staff Review Letter & Applicant Responses
 - F. Publication of Notice of Public Hearing in Daily Record Newspaper
 - G. Public Hearing Notices mailed to adjacent property owners
 - H. City of Raytown Zoning Ordinance, as amended
 - I. City of Raytown Comprehensive Plan
 - J. Consent to Vacate Form from FJM Distributors
 - K. Utility easement for AT&T Wireless
5. Explanation of any exparte' communication from Commission members regarding the application
None
6. Introduction of Application by Staff
Mr. Swan re-introduced PZ 2017-015 to the board.
Staff recommends approval of this case subject to now four conditions, provided in the exhibit K that was received today.
Applicant is here tonight to answer any questions.
Mr. DiCarlo (applicant) has no comments at this time.
No questions for the applicant
No questions from commissioners to staff.
7. Request for Public Comment
8. Additional Staff Comments and Recommendation
City Attorney Willerth suggests Mr. Swan read into the records the conditions he is recommending.
Mr. Swan read the conditions into the records.
9. Board Discussion - None
10. Close Public Hearing
11. Board Decision to Approve, Conditionally Approve or Deny the Application
- a. Motion – to approve
 - b. Second – to approve
 - c. Additional Board Discussion - none
 - d. Vote – approved (7-0)

This case will be heard by the board of Alderman on Tuesday January 16th.

**B. Case No.: PZ-2017-013 (Amendment to Planned Development – Blue Ridge Villas)
Applicant: Ivan Chiang, LIY Financial LLC**

1. Introduction of Application by Chair
Mr. Wilson introduced PZ-2017-013

2. Open Public Hearing

Mr. Wilson opened the Public Hearing

3. Explain Procedure for a Public Hearing and swear-in speakers

City Attorney Willerth swore in all that are speaking

4. Enter Additional Relevant City Exhibits into the Record:

- A. Staff report
- B. Conceptual Site Plan
- C. Amendment to PUD Application
- D. Blue Ridge Villas Design Manual (11/17/2005)
- E. Staff Review Letter & Applicant Responses
- F. Publication of Notice of Public Hearing in Daily Record Newspaper
- G. Public Hearing Notices mailed to property owners within 185-feet of subject property.
- H. City of Raytown Zoning Ordinance, as amended
- I. City of Raytown Comprehensive Plan
- J. Revised Site Plan

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

None

6. Introduction of Application by Staff

Mr. Swan re-introduced PZ 2017-013 to the board.

Ivan Chiang, with LIY Financial LLC, requested approval of the plan by the city.

Mr. Wilson asked Mr. Chiang if he has read staff recommendations and if he is in agreement with all of them.

Mr. Meyers asked if tenants that went to the informational meeting Mr. Chiang held are in the audience. There are two residents in attendance.

Mr. Meyers then asked if they would speak as recommended by Mr. Chiang on whether they had any issues with the project or are favorable.

Berda Sewell, (5841 Hunter Court) – feels that this would be in her best interest to have the additional facility built in our complex. She is in favor.

Jack Maybee (Owner) of a duplex (5817 & 5819 Kentucky) located right behind this area of development. He states that he is in favor of this development.

7. Request for Public Comment

8. Additional Staff Comments and Recommendation

Staff recommended that the request to amend the Blue Ridge Villas planned development be approved with the 13 conditions.

Ms. Hartwell questioned what if the building is full and they have to hire more people to come in and help. Where will they park since there are only 3 parking spaces for the 10 units?

Mr. Swan states that at the front of the property there are five parking spaces, of which two are wheelchair accessible and at the rear of the property there is one additional parking space created to be used for staff.

There are two insets on both the West and East side of the gazebo that can be used for parking. It has been proposed that to allow two additional insets on each the North and South sides.

The home owners association could allow that these insets be exclusive to the Turn Leaf assisted living development.

Ms. Hartwell is also concerned that relatives coming to visit may not have available parking spaces.

Ms. Stock asked if we add the insets for parking, does that take more green space away. She had family members in assisted living that did go outside and appreciated the green space.

Mr. Swan states that it does take a little away from the green space. It was discussed with the applicant and the applicant suggested that a six foot wide walking path that is ADA accessible be created and three additional benches by the drainage basin.

Ms. Stock was concerned that the visitors would most likely be walking more than the residents and she does not feel that the green space is equivalent.

Mr. Wilson asked about the configuration and footprint.

Mr. Swan stated that it was the footprint was almost the same. The configuration was divided into five sub lots A – E and instead of driveways there is a parking lot up at the front. A four foot strip of green space between driveways would go away.

Mr. Lightfoot asks how many staff they anticipate having at any given time.

Mr. Chiang stated:

Three shifts – first & second shifts will have two full time staff. Third Shift will have just one as most residents will be sleeping at the time.

Part time nurse will come in.

Part time cook will come during mealtimes. Caregivers can do some of the cooking, but might have a cook come in for the weekends.

Mr. Wilson stated that there will be other insularly needs required for delivery trucks.

Mr. Chiang stated that there will not be medical care done there. The residents would be shuttled to doctor and dentist appointments. There will be food delivery, mail delivery and possibly maintenance.

Mr. Wilson asked if the street that leads into it is a private drive and who enforces parking.

Mr. Chiang said the home owner's association board, of which he is the president of right now.

Mr. Lightfoot wants to make sure that it is clear that there will be accommodations for 10 residents and staff will be doing home health care (not outside staff coming in for health care).

Mr. Chiang says the staff will do the home health care.

Mr. Wilson also asked if a resident wanted to bring in a trainer, it would be allowed, correct?

Mr. Chiang said yes. Also, planning to have someone come in for fun activities once or twice a week for the residents.

Ms. Emerson asked if parking is full, is there area that can be utilized for more parking.

Mr. Chiang responded that we would have to tear out more green space or angle the insets to allow for more parking.

Cheryl Thompson, Project Manager – grew up in Raytown. The Blue Ridge Villas has been through two previous developers, because of that, the residents have seen property values go down. This project will increase services and help their community. We have been able to turn the lights back on and change the perspective of the area. Also, we have an incredible relationship with the residents and they know we are here to stay.

Ms. Hartwell remarked that her family in nursing home had nursing skills on site.

Ms. Thompson replied we have two staff for five residents during the day and one for the ten overnight.

Ms. Emerson stated that she feels this would be a good addition to the area.

9. Board Discussion - None

10. Close Public Hearing

11. Board Decision to Approve, Conditionally Approve or Deny the Application

- a. Motion – Mr. Meyer
- b. Second – Mrs. Stock
- c. Additional Board Discussion - None
- d. Vote – Mrs. Hartwell Abstain, motion passed (6-0)

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

7. Adjourn

Motion to adjourn passed 7-0