

MINUTES
CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING

November 12, 2015
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

1. Welcome by Chairperson: Chairman Kevin Wilson called the meeting to order at 7:04 pm and welcomed everyone to the November 12, 2015 Planning and Zoning Commission Meeting.

2. Call meeting to order and Roll Call.

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

Others present: John Benson, Director of Development and Public Affairs Department; George Kapke, City Attorney, Kapke & Willerth Law Firm; Scott Peterson, Permit Technician, Development and Public Affairs Department.

3. Approval of minutes – October 1, 2015 meeting

- (1) Revisions- None
- (2) Motion- Mr. Meyers made a motion to approve the minutes for the October 1, 2015 meeting.
- (3) Second- Ms. Hartwell seconded Mr. Meyer’s motion.
- (4) Additional Board Discussion-None
- (5) Vote- Motion passed unanimously (8-0).

4. Old Business – None

5. New Business

A. Application: Application to consider the following requests relating to property located at 6009 through 6017 Blue Ridge Cutoff:

- (1) **Final Plat of Raytown Crossing East – Second Plat; and**
- (2) **Vacate a portion of 75th Street public right-of-way.**

Case No.: PZ-2015-010

Applicant: Block & Co on behalf of Raytown Auto Developers, LLC

Explanation of any exparte’ communication from Commission members regarding the application. – None.

Introduction of application by staff. –Mr. John Benson introduced the application to the board. Mr. Benson clarified that this development involves three phases, and this plat is for the second phase of the three phase development.

Swearing in of applicant: The City Attorney swore in those wishing to speak on the application.

Presentation by applicant- Shannon Buster of Lutjen Inc. presented the application on behalf of Block and Co. and said that the plat would create two lots for commercial development. Ms. Buster explained

the applicant's coordination with the City and with the Missouri Department of Transportation (MoDOT) to ensure that all needs are met along 350 Highway.

Ms. Buster was asked about the vehicular exits onto the highway. She explained that there is a collector drive that will serve as the entrance and exit to the highway for the entire development and that neither of the proposed two lots will have direct driveways onto Highway 350.

Mr. Jimenez asked about the storm water runoff facilities on the development. Ms. Buster explained that there will be a storm water detention basin with a ground level inlet that is open on two sides.

Ms. Dwight asked about the timeline for the public improvement projects on Highway 350 that the Missouri Department of Transportation will be constructing relating to Raytown Road and 75th St. Mr. Benson stated that it would be about a year or more before those improvements would be constructed.

Board Discussion.- No additional board discussion.

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

- a. Motion- Mr. Jimenez made a motion to approve.
- b. Second- Mr. Bettis seconded the motion by Mr. Jimenez.
- c. Additional Board Discussion- None.
- d. Vote- Motion passed unanimously (8-0).

6. Other Business- None.

7. Planning Projects Report- None.

8. Set Future Meeting Date – December 3, 2015

9. Adjourn: With no further business to be considered by the Commission, Chairman Wilson adjourned the meeting.