

CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING
MINUTES

April 7, 2016

7:00 pm

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

1. Welcome by Chairperson- Mr. Tommy Bettis, Vice-chairman, served as Chairman for the meeting in Mr. Kevin Wilson's absence.

2. Call meeting to order and Roll Call

Wilson: Absent

Jimenez: Present

Stock: Present

Bettis: Present

Robinson: Present

Lightfoot: Present

Hartwell: Absent

Dwight: Present

Meyers: Absent

Also Present: John Benson, Director of Development and Public Affairs, George Kapke, City Attorney, and Scott Peterson, Permit Technician.

3. Approval of Minutes of February 29, 2016 Meeting Minutes

A. Revisions- None

B. Motion- Ms. Stock motioned to approve the minutes as submitted.

C. Second- Ms. Dwighed seconded Ms. Stock's motion to approve.

D. Additional Board Discussion- None

E. Vote- Motion passed unanimously 6-0.

4. Old Business. – None

5. New Business

A. Application: Waiver to the approved exterior building materials specified in the City of Raytown Highway 350 Corridor Design Standards provided in Section 50-421(h) of the City of Raytown Code of Ordinances.

Case No.: PZ-2016-004

Applicant: Mike Leardi on behalf of Brian and Kenda Bamesberger

1. Introduce Application- Mr. Bettis introduced PZ-2016-004 to the board.
2. Open Public Hearing- Mr. Bettis opened the public hearing.
3. Explain Procedure for a Public Hearing and swear-in speakers:
Mr. Kapke swore in those wishing to speak on behalf of the application.
4. Enter Relevant City Exhibits into the Record:
 - a. Application for Waiver submitted by applicant
 - b. Publication of Notice of Public Hearing in Daily Record Newspaper
 - c. Public Hearing Notices sent to property owners within 185-feet of subject property
 - d. City of Raytown Zoning Ordinance, as amended
 - e. City of Raytown Comprehensive Plan
 - f. Staff Report on application for April 7, 2016 Planning & Zoning Commission meeting
 - g. Material sample for proposed exterior siding
5. Explanation of any exparte' communication from Commission members regarding the application.
6. Introduction of Application by Staff-
Mr. Benson introduced the application to the board. He added exhibit "g", a material sample, into the public record.
7. Presentation of Application By Applicant-
Mr. Wolfgang Trost, 5300 W 94th Ter., Prairie Village, KS, architect on behalf of the applicant, presented the application to the board. The applicant wished to use a Trex decking composite material as an exterior finish on the wall of his client's building, located in the Highway 350 Corridor.

There was some discussion regarding the lifespan of the proposed exterior material, as well as its ability to withstand wind and precipitation.
8. Request for Public Comment- None
9. Additional Comment from Applicant, necessary- None
10. Additional Staff Comments and Recommendation-
Mr. Benson clarified that the proposed material had not been included in the 350 Design Standards because it was an unknown material and had not been considered for approval. There is no specific restriction on this material.

11. Board Discussion-

Several board members expressed their support for the unique use of the material as an exterior finish.

12. Close Public Hearing-

Mr. Bettis closed the public hearing.

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

- a. Motion- Mr. Jimenez made a motion to approve the application.
- b. Second- Ms. Stock seconded the motion made by Mr. Jimenez.
- c. Additional Board Discussion- None
- d. Vote- Motion passed unanimously 6-0.

B. Application: Conditional Use Permit Application that seeks to allow an indoor shooting range in the Highway Corridor Commercial (HC) District at 6326 Raytown Road, Raytown, MO 64133.
Case No.: PZ-2016-005
Applicant: Steve Brackeen on behalf of Gary Knabe, Cary Properties, LLC

1. Introduce Application-

Mr. Bettis introduced PZ-2016-005 to the board.

2. Open Public Hearing-

Mr. Bettis opened the public hearing.

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

Mr. Kapke swore in those wishing to speak on behalf of the application.

4. Enter Relevant City Exhibits into the Record:

- a. Conditional Use Permit Application submitted by applicant
- c. Publication of Notice of Public Hearing in Daily Record Newspaper ad.
- d. Public Hearing Notices sent to property owners within 185-feet of subject property
- e. City of Raytown Zoning Ordinance, as amended
- f. City of Raytown Comprehensive Plan
- g. Staff Report on application for April 7, 2016 Planning & Zoning Commission meeting

5. Explanation of any exparte' communication from Commission members regarding the application- None

6. Introduction of Application by Staff- None

7. Presentation of Application by Applicant-

Mr. Steve Brackeen, 12116 E 78th Ter., Kansas City, MO, presented the application to the board. Mr. Brackeen sought to build an indoor shooting range in the basement of his business. Mr. Brackeen described the safety components of the range, as well as the ventilation system designed to ensure user safety.

8. Request for Public Comment- None
9. Additional Comment from Applicant, if necessary- None
10. Additional Staff Comments and Recommendation-

Mr. Benson noted that there was sufficient parking at the location, and that a waiver to the Traffic Impact Analysis was granted by the Public Works Department. Mr. Benson recommended approval of the application subject to the condition that the applicant comply with all applicable Raytown City Ordinances, and the laws of the State of Missouri and the United States.

11. Board Discussion- None
12. Close Public Hearing-

Mr. Bettis closed the public hearing.

13. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion- Ms. Stock made a motion to approve the application subject to the staff recommendation.
 - b. Second- Mr. Jimenez seconded the motion made by Ms. Stock.
 - c. Additional Board Discussion- Mr. Robinson asked about the legality of carrying firearms on city streets. Mr. Brackeen stated that it is legal to carry firearms into the store according to state law.
 - d. Vote- Motion passed unanimously 6-0.

C. Application: Final Site Development Plan and a request for a waiver to the minimum driveway width requirements in the Commercial Site Design Standards of the City of Raytown Central Business District Design Standards as provided in Section 50-396 of the City of Raytown Code of Ordinances.

Case No.: PZ-2016-006

Applicant: Robert Chapman on behalf of Tru-Path Counseling

1. Introduce Application-

Mr. Benson stated that the applicant had withdrawn their application ~~on behalf of finding due to~~ a resolution with Staff regarding the driveway regulations that no longer required Board approval. The applicant will move forward with the project with the new agreement.

6. Other Business – None

7. Planning Project Reports:

Mr. Benson updated the board on the status of the Comprehensive Plan Review, and discussed future meeting dates to continue the review process.

8. Set Future Meeting Date - Thursday, April 28, 2016 at 7:00 PM

9. Adjourn