

CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING
MINUTES

February 12, 2015
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 to the Planning and Zoning Meeting

2. Call meeting to order and Roll Call

Mr. Wilson called the meeting of February 12, 2015 to order, Mr. Bettis took roll call.

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

3. Approval of Minutes of December 11, 2014 Meeting Minutes

- A. Revisions - None
- B. Motion – Ms. Hartwell made a motion to approve
- C. Second – Mr. Bettis seconded the motion
- D. Additional Board Discussion - None
- E. Vote – Vote taken passed unanimously

4. Election of Officers for 2015

- A. Chairman

Mr. Bettis nominated Mr. Wilson for Chairman, Mr. Myers seconded the motion. There were no other nominations. Motion passed unanimously approving Mr. Wilson as Chairman.

B. Vice-Chairman

Mr. Meyers made a motion to nominate Mr. Bettis for Vice-Chairman, Ms. Hartwell seconded the motion. There were no other nominations. Motion passed unanimously approving Mr. Bettis as Vice-Chairman.

C. Secretary

Ms. Hartwell made a motion to nominate Ms. Stock for Secretary, Mr. Bettis seconded the motion. There were no other nominations. Motion passed unanimously approving Ms. Stock as Secretary.

5. Old Business. – None

6. New Business

A. Application: Conditional Use Permit Application that seeks to operate a vehicle rental business at 9400/9600 E 53RD Place, Raytown, MO 64133
Case No.: PZ-2015-001
Applicant: Emanuel Barger

1. Introduce Application

Mr. Wilson introduced PZ-2015-001 to the board

2. Open Public Hearing

Mr. Wilson opened the Public Hearing of PZ-2015-001

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

The City Attorney, Jonathan Zerr swore in all that were speaking on this application.

4. Mr. Wilson Entered Relevant City Exhibits into the Record:

a. Conditional Use Permit Application submitted by applicant

b. Site Development Plan 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 February 12, 2015 Planning & Zoning Commission meeting
- 5. Explanation of any exparte' communication from Commission members regarding the application.

None

- 6. Introduction of Application by Staff

Mr. Benson introduced this application to the board and stated that Neal Clevenger on behalf of Emanuel Barger is seeking approval of a conditional use permit to allow a U-Haul rental business to operate at 9400 and 9600 E. 53rd Place. The property contains two buildings with parking. Mr. Barger is in the audience this evening and deferred to him to provide additional information on this business.

- 7 Presentation of Application By Applicant

Good evening, my name is Emanuel Barger 9400/9600 E 53rd Place, Raytown, Mo 64133. The intention for this place is a U Haul Rental Company / Storage space. I believe that it is a good place for the U haul company because there is a high volume of traffic there I will be creating a low volume of traffic, there will be no more than three (3) vehicles a week and they will be rented by appointment. I feel I will be providing an opportunity for the youth of Raytown to have employment. I believe it will be a really good fit for that area; I too have a cable company that I work out of on 53rd Street. On that grid there is a gas station, a car wash and I thought it would be a great location for this business. I do agree with the staff recommendations for this business.

Ms. Hartwell asked if this was an appointment only business.

Mr. Barger stated that it was.

Ms. Hartwell asked it that would cut down on his business.

Mr. Barger stated yes, but he can control it better because I run cable business also.

Ms. Dwight asked what the business hours are.

Mr. Barger stated 9-5 would be the business hours and the phone number would be answered all the time.

Mr. Meyers asked what size U Haul trucks would be on the property.

Mr. Barger stated they will have a van and maybe 2 mid-sized trucks and one 28 foot truck and hitches, ect.

Mr. Meyers asked about the brush in the back of the building and the blind spot with the trees and shrubbery. I am worried about some blind site issues.

Mr. Barger stated that right behind the sign on 9400 there is a parking spot for a large vehicle. It is pretty open I think it is safe there.

Mr. Meyer asked if he would consider cleaning up the shrubberies there.

Mr. Barger stated he would not have a problem cleaning it up.

Mr. Benson stated the City does own the property where the park is. He stated he would talk to the Parks Department about cutting back the trees and bushes.

Additional Board and Staff discussion occurred on the parking of the vehicles and the lot.

8. Request for Public Comment

None

9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary

10. Additional Staff Comments and Recommendation

Mr. Benson stated we did visit the site the parking spaces are clearly visible.

He also stated that there is a use inspection done before the business opens which will address all of the conditions. Staff recommends approval for this business with all the recommendations

11. Board Discussion

12. Close Public Hearing

Mr. Wilson closed the Public Hearing.

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

- a. Motion-Mr. Myers made a motion to approve with staff recommendations.
- b. Second-Ms. Dwight seconded the motion
- c. Additional Board Discussion - None

d. Vote was taken

Ms. Hartwell	Yes
Mr. Meyers	Yes
Mr. Robinson	Yes
Mr. Jimenez	Yes
Ms. Dwight	Yes
Mr. Bettis	Yes
Mr. Wilson	Yes

Motion Carried 7-0

B. Application: Text Amendment to Architectural Design Standards specified in the Crescent Creek Design Manual dated February 25, 2004 as adopted by Ordinance Number 4952-04.

Case No.: PZ-2015-002

Applicant: Kirk Miles on behalf of Crescent Creek Revitalization, LLC

1. Introduce Application

Mr. Wilson introduced PZ-2015-002 to the board

2. Open Public Hearing

Mr. Wilson opened the Public Hearing

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

The City Attorney, Jonathan Zerr swore in all that were speaking

4. Mr. Wilson entered Relevant Exhibits into the Record:

a. Application for Text Amendment

b. Crescent Creek design Manual as approved by City of Raytown Ordinance No. 4952-04.

c. Public Hearing Notice sent to property owners within 185-feet of the Crescent Creek subdivision

d. Public Hearing Notice published in the Raytown Post

e. City of Raytown Zoning Ordinance as amended

f. Staff Report on application for February 12, 2015 Planning & Zoning Commission meeting

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

None

6. Introduction of Application by Staff

Mr. Benson introduced PZ-2015-002. And stated that this application relates to an amendment to the Crescent Creek Architectural Design Standards. Mr. Benson described the history of the Crescent Creek Subdivision and stated it is a Traditional Neighborhood Design development that was approved in 2004. After it was approved a number of single family homes and one building with town homes were built as well as some common open space within the development. He estimated that approximately two-thirds of the development is vacant. After the original developer started construction and development of the subdivision, the development went into foreclosure due to the national housing down that occurred. Now today the Crescent Creek Revitalization, LLC they are wanting to start building single family homes there.

As part of the original approval there was a design manual approved as part of the plan development for the subdivision which includes the architectural design standards that they are wanting to in part amend. There amendment relates to driveways there is a current standard that states the driveways in the front yard are permitted only for lots that do not have alley access and shall be a maximum of ten (10) feet wide. There is also a specific standard that relates to garage doors that shall not face a street if alley access is available. Where a garage door faces a street, no more than nine (9) feet of garage door shall extend no further than nine (9) feet beyond the plane of the sidewall of the primary structure on the lot. In effect what that does it requires the garage to be located behind the house. The applicants are proposing to amend those two standards for driveways they are proposing that the driveways in the front yard be only permitted for lots that do not have alley access and shall be a maximum of (20) twenty feet wide. Secondly related to the garage doors they are proposing that garage doors shall not face a street if alley access is available and where a garage door does face the street not more than (22) twenty two feet if the garage inclusive of the garage door shall extend beyond the side wall of the primary structure on the lot, it allows the garage to be built to the side of the house.

Mr. Wilson asked if we should enter the email from the applicant into the exhibits. Mr. Benson stated you can do that now or when the applicants explain the email. Mr. Wilson entered the email from the applicant as exhibit h.

7. Presentation of Application By Applicant

Mr. Miles 13706 W 76th Circle in Lenexa Kansas introduced himself to the board. He stated he would be the President of Crescent Creek Home Owners Association Community Improvement District. He stated after a year they were able to re-instating the HOA, CID with the state of Missouri. We are committed to revitalizing Crescent Creek and re build the trust with the home owners who live in Crescent Creek. We work with a non- profit organization called the Giving Grove and the Giving Grove is going to come in and put in an orchard for the community and the non- profit support benefit. I would like to introduce some other people that are in support of the applicant. I would then would like to say we are hoping we are successful with this text amendment. We are ready to start construction if the text amendment goes through on the 18th.

Gary Knabe, 6811 Proctor, Kansas City, MO. 64133. I have been in Raytown about 55 years and have been selling Real Estate for about 45 years. Raytown is my home town. I was on the board when we passed this amendment originally. I really want to see this project get off the ground for the benefit of Raytown. There is more heart in this project than anything else.

Good Evening my name is John Wiley, I live at 754 Northern Avenue, Raytown, MO. I to with Gary was on the Board of Alderman when this project came to us and I remember voting yes. I drive by Crescent Creek to and from work. I then I found out it was for sale for a price. I made some calls and put together a team and I am now a land owner in this development and I will be serving on the HOA. We identified the problems with the garage set back issue is causing the home builder a difficulty in building at a price point that would sell in Raytown. I am in favor of this and completely committed to keeping the architecture feel of the neighborhood as it was originally designed. There are a couple of residents here to address the parking issues in Crescent Creek.

Hello, I am Jim Jerolf, 4405 Hickory Lane, Kansas City, MO. I am the builder that they have been eluding to the past ten minutes. I have been working with Gary Knabe and I have sat down and discussed price points for this development. As a builder I understand that home owners are looking for (3) bedrooms (2) baths and they want a two car garage. So if you address the (9) foot garage door and the (10) foot driveway anything without an alley would allow you just a (1) one car garage. That really restricts the number of buyers so that is the first issue. The second issue was about moving the garage even with the house. As a builder it is very economical to build bedrooms above the garage.

Additional discussion by the board with the builder and developers about the type of homes that will be built and the parking issues in Crescent Creek Subdivision.

8. Request for Public Comment

My name is Angel Raphael Martinez and I am at 5700 Arlington Ave. in Crescent Creek. I just wanted to address the street parking during the night as well in the daytime 7 days a week. A couple of businesses are part of the problem. What I am concerned with is the Raytown Public School transit system in the morning and afternoon in picking up and drop the children and also delivery vehicles throughout the neighborhood is really a problem.

My name is Nicole Moore and I live at 9505 E 57th Street Crescent Creek. My house has a dormer and a garage, while parking can be frustrating there because I pull in back through the alley but if I want to come in to the front of the house and make a quick run there is a lot of congestion there. It is a little scary especially in the winter with the hills it is a little nerve racking. I am in favor of what the gentleman presented here and I am in favor with what they are requesting to move forward.

Nicole Moore I live at 9505 E 57th Street, Crescent Creek. I was so eager to get up and talk on the behalf of these guys I forgot to say that I am also a realtor for the past ten years and I think that if you put in a one car garage you will cut the buyers down and it is such a beautiful neighborhood. I think when there is a leader people will follow so I believe the HOA will help with all the problems

9. Additional Comment from Applicant, if necessary

10. Additional Staff Comments and Recommendation

Mr. Benson stated we have been working with applicants for the last year not just on this amendment but on re-establishing the Community Improvement District which is a key part of the Cities interest on the Development because the alleys are privately owned by the Home Owners Association and the Community Improvement District is a way for the City to insure that the proper funding is obtained by the Home Owners Association to help pay for the ongoing maintenance as well as the alleys and the open space. I failed to mention in your packet the architectural standards are in your packet. Based on what you have heard tonight staff is recommending approval of the amendment specific to the driveways and the amendment of the garage doors. Staff is agreement with the email that was put in front of you tonight.

11. Board Discussion

Ms. Hartwell stated she didn't remember the lots were 38 feet wide. Would it be possible to make the lots larger or would that be a whole other process.

Mr. Benson stated that would be a whole other process, and would be up the applicant.

Mr. Robison asked if the (20) twenty (22) driveway is that of a standard (2) two car garage.

Mr. Benson referred to the applicant on that question.

The builder Jim Jerolf stated Mr. Robinson you are correct a two car garage door is (16) feet wide that is why we are asking for a (22) drive.

Mr. Meyers asked based on the size of the lot size can you put other style homes.

Mr. Jerolf stated that a reverse style home would require a larger lot.

Additional discussion from the board with the builder and developer.

11. Close Public Hearing

Mr. Wilson closed the public hearing

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

- a. Motion – Mr. Bettis made a motion to approve PZ-2015-002 with the staff recommendations
- b. Second – Ms. Hartwell seconded the motion.
- c. Additional Board Discussion
None
- d. Vote was taken
 - Robinson Yes
 - Jimenez Yes
 - Myers Yes
 - Hartwell Yes
 - Wilson Yes
 - Dwight Yes
 - Bettis Yes

Motion Carried 7-0

6. Other Business:

None

7. Planning Project Reports:

None

8. Set Future Meeting Date - Thursday, March 5, 2015 at 7:00 PM

Mr. Benson stated he would like to have a training session for the March 5th Meeting

9. Adjourn