

**CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING
MINUTES**

**July 9, 2015
7:00 pm
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133**

1. Welcome by Chairperson

Kevin Wilson welcomed every one and opened the meeting of July 9, 2015

2. Call meeting to order and Roll Call

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

3. Approval of Minutes of May 14th , 2015 Meeting Minutes

- A. Revisions - None
- B. Motion – Mr. Myers made a motion to approve the minutes as written
- C. Second – Mr. Robinson seconded the motion
- D. Additional Board Discussion – No additional board discussion
- E. Vote – Motion Carried

4. Old Business. – None

5. New Business

6. A.

Application: Conditional use permit that seeks to allow outside storage of salt in concrete bins at 6206 Raytown Road.

Case No.: PZ-2015-008

Applicant: P. Moore on behalf of Harry & Dorothy Harding

1. Introduction of Application

Mr. Wilson introduced PZ-2015-008 to the board.

2. Open Public Hearing

Mr. Wilson opened the Public Hearing of Application PZ-2015-008

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

The City Attorney, George Kapke swore in all that were planning to speak on the application.

4. Mr. Wilson Entered 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 July 9, 2015 Planning & Zoning Commission meeting
- h. Photo of the salt storage

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

None

6. Introduction of Application by Staff

Mr. Benson introduced the application to the board and stated that the applicant is seeking approval to allow outside salt storage on the property located at 6206 Raytown Road, which is located on the northwest corner of Raytown Road. The location of the proposed salt storage would be to the rear or what would be the west side of the property and access would be off 62nd street. I did provide you with a photo of the proposed salt storage in their parking lot in the rear of the building. The reason the concrete blocks are there the applicant installed the salt storage area during this past winter without realizing this is not a permitted use in the NC District. Staff notified the applicant that the storage of salt is not a permitted use and that it must either be removed or a conditional use permit must be obtained. Because it was near the end of winter and the applicant indicated that the salt would be removed. As a result, staff granted the applicant an extension. The applicant has now submitted a conditional use permit application seeking to continue the storage of salt at this location. I will

now defer to the applicant to give you more details to the nature of her business.

7. Presentation of Application By Applicant

My name is Patricia Moore 6206 Raytown Road. I would just like to say that I do janitorial work and I do snow removal in the winter time so that is why the salt is there.

Mr. Meyers asked if she was the owner of the business east of the salt.

Ms. Moore stated that she was.

Mr. Meyers asked how long had she been in business in Raytown.

Ms. Moore stated she has been in business since 2008.

Snow removal is part of your business it is on your building.

Ms. Moore stated that it is part of her business.

Mr. Meyers asked if she did commercial use snow removal

Ms. Moore stated that she did. She has one big building in Kansas City but would like to move forward if she gets permission to keep the salt.

Mr. Meyers stated he went by her business and saw a tarp over it. Is there salt there now?

Ms. Moore stated that there was salt there but not very much.

Mr. Meyers asked if the salt would be contained in the block area or would it go over the top of the blocks.

Ms. Moore stated it would be tarped and would not go over the height of the blocks.

Mr. Bettis asked so the cinder blocks are six foot high and 18 feet long, do you have and contingency plan if the salt leaked out. The area goes downhill are you prepared for any issues like that.

Ms. Moore stated if she is allowed to move forward she plans on putting a fence around it.

Mr. Wilson asked if she would meet the standards required by the city design standards

Ms. Moore stated she would do what was required of her to meet the standards.

8. Request for Public Comment

Steve Gunther 11705 E. 74th Court, Raytown Missouri. I am here because I represent the Four Trails Property Company directly to the south of this location the open parking lot where the Farmers Market is. I am also as President of Raytown Main Street, I do have some issues. I am not against this but there are some big issues I am concerned with, like leakage of the salt. I actually think that property slopes to the north and we had any significant amount of rainfall or anything else I am concerned about leakage out of the end of it. I would definitely that some kind of screening go around this I am ok with some type of fencing that meets the design standards. I am not going to push any kind of landscaping or anything like this. Something so that we are not looking at the bare concrete blocks. Is there a time limit to this conditional use permit?

Mr. Benson stated the applicant has not proposed a time limit that would be up to the Planning and Zoning Commission and the board of Alderman if they wanted to propose a time limit if the application is approved.

Mr. Lightfoot asked would white vinyl fencing be allowed.

Mr. Benson stated he did not have the design standards with him but he believes that it would be a masonry or brick stone stucco materials to make the fencing.

Mr. Robinson asked if we checked with the State requirements on the storage of this salt. There used to be a requirement that the salt had to be stored.

Mr. Benson stated that is correct he talked with our Public Works Director and we have not talked to the state.

Mr. Robinson stated his question was does the type of containment does it meet the requirements for storage for a hazardous material.

Mr. Benson stated that based on my conversation with the Public Works Director it does not.

Ms. Stock is been to long since we did design guidelines and it doesn't seem like you and Ms. Moore are on the same page with what design guidelines what would be required.

Mr. Benson it would be required the exterior of the enclosure to blend in or match with the exterior of the building.

Ms. Stark and you are right is there anything else to do with her salt containment here.

Mr. Benson stated the design guidelines don't specify don't deal with the type of uses. The zoning ordinance which is Neighborhood Commercial does not allow outside storage this is why we are bringing this Conditional Use permit to the board.

Mr. Meyers stated I think to be fair to you Ms. Moore if you go to an investment to meet the design standards that you may be able to accomplish and for us to have some questions. Like Mr. Robinson brought up I think it might be fair to you for us to do some more research on this application. We need to make sure when we come to you and give you a decision one way or the other and if EPA or somebody else is not going to come down and tell you that you are not in compliance after we gave you permission to grant you that application. So hopefully that is being fair to you I am going to make a motion to the board to table this application until more research is done. I am for business here in Raytown that is why I asked you how long you have been here we just need to be fair to you. So that is going to be my recommendation to the board

Mr. Benson stated if design standards do require brick stone stucco type of exterior and it is approved I am looking for the boards direction is that what you want to hold that to or are you open to the idea of fencing around this and are you looking for a time limit are you looking at that because all those things start to factor in.

Mr. Meyers stated you may tell her that is the requirement and she may look at that as being cost prohibited and we may never see this application again.

Mr., Benson stated let's say that it is cost prohibited and if I think that it is that cost prohibitive factors in are you looking at making it temporary and she has to come back or are you looking at this could be here for a very long time where she can re-coop her costs on making those improvements that is where I am getting to because starts oi influence the conversation between applicant and staff with what comes back to you.

Mr. Wilson stated if we are going to look at tabling this and bring it back it would be because we want make sure it was contained correctly and meets the guidelines of the CBD.

Mr. Benson stated that he and Mr. Kapke and I were just visiting and it is really not a staff burden to talk to the state that would be the applicant burden to provide that information we could assist her in directing her who to talk to and bring that information back to you the board.

Ms. Stock said in answer to your question John I would hate to set a precedent by downgrading what we are going to require for the enclosure I would prefer to stick with the guidelines we set.

Mr. Benson stated that one other thing he would like to add in if the application is approved staff will be recommending that the parking lot be resurfaced it is broken up asphalt and that would be an issue between the landlord and the applicant to figure out who pays for that cost and I want the applicant to know that up front. That is just the rear parking lot.

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

Ms. Moore stated it has really been raining this year and nothing has run down. If I was to leave I have a two year lease then the salt became an issue. I am willing to asphalt the back parking lot. I want to stay there to be in compliance

10. Additional Staff Comments and Recommendation

Mr. Benson I have nothing further

11. Board Discussion

Mr. Bettis stated he was impressed with the commitment you are making to the City of Raytown.

12. Close Public Hearing

Mr. Wilson closed the public hearing.

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

- a. Motion

Mr. Meyer made a motion to table the application to a date uncertain

Mr. Meyer amended the motion to table the application to September 3, 2015

- b. Second

Ms. Stock seconded the motion

Ms. Stock seconded the amended motion

- c. Additional Board Discussion

None

- d. Vote

Stock	yes
Robinson	yes
Meyers	yes
Bettis	yes
Lightfoot	yes
Wilson	yes

Motion Carries

6. Other Business

None

7. Planning Project Reports:

The Public Works Department recently received notice from the MODOT on the final plans for construction of the phase one of the Street Scape improvements on 63rd street between Raytown Road and Blue Ridge Blvd. They are anticipating and day approval of the plans from MODOT to convert Blue Ridge Blvd between 59th Street and Woodson from a three lane roadway to a two lane roadway and ad bike lanes being added and then from Woodson to 51st street the three lane section will remain the same the center turn lane will be narrowed a little bit and signage will be added for share the road bicycling through that section. Also I believe they have also received approval from MODOT of the construction plans for construction of a bicycle pedestrian trail on the south side of 350 between Blue Ridge and Maple Avenue. The next step on these projects is for the City to go out to bid for the construction work.

After the adjournment of this meeting Julie McGloglan from the Lewis Group is here to give a presentation on Community for All Ages which the City of Raytown has been real active with.

Mr. Benson stated that n August 6th we could do a training session on the Comprehensive plan. Discussion ensued about the Comprehensive plan.

The board agreed but to start at 6:30 instead of seven on August 6, 2015.

Set Future Meeting Date - Thursday, August 6, 2015 at 7:00 PM

8. Adjourn