

MINUTES
CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING

May 12, 2016
Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133

7:00 pm

- 1. Welcome by Chairperson** – Mr. Wilson welcomed all to the Public Meeting
- 2. Call meeting to order and Roll Call.**

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

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

- 3. Approval of minutes – April 7, 2016 meeting**

- a. Revisions - None
- b. Motion - Mr. Meyers motioned to approve the minutes as submitted
- c. Second - Mr. Lightfoot seconded Mr. Meyers motion to approve
- d. Additional Board Discussion - None
- e. Vote – Motion passed unanimously 5-0

- 4. Old Business – None**

- 5. New Business:**

A. Application: Application for conditional use permit for a fueling station at 6709 Raytown Road in Raytown, MO.

Case No.: PZ-2016-006

Applicant: Aim Investments, LLC

1. Introduction of Application – Mr. Wilson introduced PZ-2016-006 to the Board
2. Open Public Hearing – Mr. Wilson 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 Additional Relevant City Exhibits into the Record:
 - a. Conditional Use Permit Application submitted by applicant
 - b. Publication of Notice of Public Hearing in Daily Record Newspaper.
 - c. Public Hearing Notices mailed 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 May 12, 2016 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 the application to the board.
 7. Presentation of Application by Applicant
Jim. Sullivan, with Sullivan Palmer Architects at 8621 Johnson Drive in Merriam Kansas, architect of behalf of the applicant, presented the application to the board.

There was discussion by the board on the project. Asked if they agreed with all the staff recommendation,

Mr. Sullivan stated they were.

There was additional discussion regarding the gas station, building and sidewalk.
 8. Request for Public Comment
Larry Reed owns the Advanced Eye Care Building asked about the hours of operation for this business.

Applicant stated the hours would be from 5 am until midnight and 5 to 1am on the weekends.
 9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary - None
 10. Additional Staff Comments and Recommendation
Mr. Benson added some additional information on the traffic study. Staff is recommending approval of this application with staff recommendations.
 11. Board Discussion
Additional discussion by the board about the sidewalk and the gas pumps and the paving of the site.
 12. Close Public Hearing – Mr. Wilson closed the Public Hearing.
 13. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion- Mr. Lightfoot moved to approve this application including staff recommendations and also including the sidewalk recommendation to be included on 67th street.
 - b. Second- Mr. Meyer seconded Mr. Lightfoots recommendation as submitted
 - c. Additional Board Discussion - None
 - d. Vote – Motion passed unanimously 5-0

B. Application: Application for Final Plat for Vishnani Subdivision for property located at 6709 Raytown Road in Raytown, MO.

Case No.: PZ-2016-0009

Applicant: Aim Investments, LLC

1. Introduction of application.

Mr. Wilson introduced application PZ-2016-0009 to the board.

2. Explanation of any exparte' communication from Commission members regarding the application. - None
3. Introduction of application by staff.

Mr. Benson referred to Mr. Scott Peterson to present this application to the board. Mr. Peterson stated that he would like to make a correction the applicant is actually Mr. Vishnani and presented the application to the board.

4. Presentation by applicant. - None
5. Board Discussion. - None
6. Board Decision to Approve, Conditionally Approve or Deny the Application.
 - a. Motion – Mr. Lightfoot made a motion to approve the application as submitted
 - b. Second – Mr. Jimenez seconded the motion to approve
 - c. Additional Board Discussion - none
 - d. Vote – Motion passed unanimously 5-0

C. Application: Application for a conditional use permit for a tow lot on property located at 6218 Arlington Avenue, Suite B in Raytown, MO.

Case No.: PZ-2016-007

Applicant: DeAndre & Leunique Briscoe on behalf of Commercial Shops & Garages, LLC

1. Introduction of Application by Mr. Wilson
2. Open Public Hearing – Mr. Wilson opened the public hearing.
3. Explain Procedure for a Public Hearing and swear-in speakers
4. Enter Additional Relevant City Exhibits into the Record:
 - a. Conditional Use Permit Application submitted by applicant
 - b. Publication of Notice of Public Hearing in Daily Record Newspaper.
 - c. Public Hearing Notices mailed 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 May 12, 2016 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 application PZ-2016-007 to the board.

7. Presentation of Application by Applicant

DeAndre Briscoe, East 55th Terrace, Kansas City, Mo. Mr. Briscoe explained the application to the board and stated that to run a tow lot in Raytown he had to have a business location in Raytown

There was board discussion if Mr. Briscoe agreed with all the staff recommendations and the fencing recommendations.

Mr. Briscoe stated that he did.

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 discussed the surrounding buildings and what they were used for. The property will be inspected by the City before opening. The traffic study was waived by the Public Works Department as we do not see any traffic issues. Staff is recommending approval with the conditions provided.

11. Board Discussion

There was discussion about the number of vehicles that would be stored there. The fence was also discussed and changes will be made if he changes his mind in the future

12. Close Public Hearing- Mr. Wilson closed the public hearing

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

- a. Motion – Mr. Meyers made a recommendation and conditions that have been identified by staff and amendments made tonight at this meeting.
- b. Second – Mr. Jimenez seconded Mr. Meyers motion
- c. Additional Board Discussion - None
- d. Vote-

D. Application: Application for a conditional use permit for a vehicle sales business on property located at 9601 & 9617 E. Highway 350 in Raytown, MO.

Case No.: PZ-2016-008

Applicant: Dick Smith Ford, Inc.

1. Introduction of Application by Mr. Wilson
2. Open Public Hearing – Mr. Wilson opened the public hearing
3. Explain Procedure for a Public Hearing and swear-in speakers
4. Enter Additional Relevant City Exhibits into the Record:
 - a. Conditional Use Permit Application submitted by applicant
 - b. Publication of Notice of Public Hearing in Daily Record Newspaper.
 - c. Public Hearing Notices mailed 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 May 12, 2016 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 the application for Dick Smith Ford – PZ-2016-008

7. Presentation of Application by Applicant

I am Jeff Bethel I am here representing Dick Smith Ford I am part owner of the business. He explained that they purchased the property on January 4th 2016. They are hoping for more opportunity for the dealership and to make 350 Highway more appealing to the public and 350 Highway. The used vehicle lot will stay where it is now and this lot will be for only new cars coming in with this expansion.

Mr. Jimenez asked what the future for this site.

Mr. Bethel stated no they are only using it at this time for the new car arrivals.

Mr. Jimenez asked if he agreed with staff recommendations.

Mr. Bethel asked if the sidewalk would be ok and they would have additional lighting, The plan is just for storage of new vehicles.

8. Request for Public Comment - None
9. Additional Comment from Applicant, Additional Comment from Applicant, if necessary
None
10. Additional Staff Comments and Recommendation
None
11. Board Discussion
No 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. Jimenez made a motion to approve on staff recommendation except for modifying staff recommendation of condition 5 and number 6 and strike number 7.
 - b. Second
Mr. Lightfoot seconded the motion
 - c. Additional Board Discussion
 - d. Vote
Motion Carried 5-0

E. Application: Application to rezone property at 6812 & 6816 Hunter Street in Raytown, MO from Highway Corridor Commercial (HC) to Low Density Residential (R-1)

Case No.: PZ-2016-10

Applicant: James Sawyer

1. Introduction of Application by Chair- Mr. Wilson introduced PZ-2016-10
2. Open Public Hearing
Mr. Wilson opened the Public Hearing
3. Explain Procedure for a Public Hearing and swear-in speakers
4. Enter Additional Relevant City Exhibits into the Record:
 - a. Rezoning Application submitted by applicant
 - b. Publication of Notice of Public Hearing in Daily Record Newspaper.
 - c. Public Hearing Notices mailed 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 May 12, 2016 Planning & Zoning Commission meeting
5. Explanation of any exparte' communication from Commission members regarding the application. None
6. Introduction of Application by Staff

Mr. Peterson introduced application PZ-2016-10 to the board.

7. Presentation of Application by Applicant

Vickie Dunham introduced herself to the board. She is trustee for this property. It has been rental property for several years. We have renters that want to purchase the homes.

Mr. Benson stated that is the reason to rezoning which will bring the two homes into the R-1 compliance.

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

None

10. Additional Staff Comments and Recommendation

We can work with you on aerial photo to show that.

11. Board Discussion - None

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 approve this application

b. Second

Mr. Jimenez made a second to Mr. Meyers motion

c. Additional Board Discussion - None

d. Vote

Motion carried 5-0

6. Other Business

7. Planning Projects Report

8. Set Future Meeting Date – June 2, 2016

9. Adjourn

Meeting adjourned 5-0