

CITY OF RAYTOWN
PLANNING AND ZONING COMMISSION MEETING
MINUTES

October 1, 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 the October1, 2015 Planning & Zoning Commission.

2. Call meeting to order and Roll Call

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

3. Approval of Minutes of September 3 , 2015 Meeting Minutes

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

4. Old Business.

A. Application: Re-opening an 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 re-opened PZ-2015-008 to the board.

2. Open Public Hearing

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

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

The City Attorney swore in all that were speaking.

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 October 1, 2015 Planning & Zoning Commission meeting
- h. Photo of the salt storage
- i. Email from the state of Missouri

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

None.

6. Introduction of Application by Staff

Mr. Benson re-introduced application PZ-2015-008 and stated that application came before the Commission on July 9th and September 3rd. At the July 9th meeting there were some questions if and how it would comply with the CBD design standards and if there were concerns about salt run off and does it comply with the state standards. At the September 3rd meeting the applicant did not appear at the meeting. The Commission after giving further consideration to the application recommended denial of the application. The application then

went before the Board of Alderman on September 15th. After giving consideration to the application, the Board of Alderman referred this application back to the Commission so the Commission could review the State of Missouri Department of Natural Resources information which had not been provided to them. Mr. Benson stated the State of Missouri does require a permit and that she must also comply with the City of Raytown ordinances relating to the city's storm water management program as mandated by the MDNR.

7. Presentation of Application By Applicant

Mr. Wilson asked the applicant to come forward and present her application.

Patricia Moore came forward to say that she will do what is needed to comply.

Mr. Wilson asked Ms. Moore if she is in agreement with the staff recommendations. Ms. Moore stated yes.

Mr. Meyers asked for clarification on staff recommendation number 2 which states removal of existing pavement area between the salt storage enclosure and 62nd Street, tilling and preparation of the soil underneath the removed existing pavement, and planting of shrubs and trees. He stated that he was a little unclear what that recommendations means.

Mr. Benson stated that recommended condition number 2 is intended to provide landscape screening of the outdoor storage facility. Mr. Benson also said it will need to meet the CBD Design Standards.

Mr. Meyers stated that does she understand the expense involved with this recommendation. Mr. Meyers asked if she owned the property.

Ms. Moore stated she would have to get permission from the landlord to do these projects.

Ms. Hartwell said that from what she has seen the concrete pieces that are around there are little spaces in the concrete that will not be able to contain the salt if it rains. John stated she was correct.

Mr. Wilson asked she had had a site visit from the state. Ms. Moore stated no.

Ms. Moore stated she is having salt delivered this month.

Ms. Hartwell stated Ms. Moore should start with the landlord for permission. Mr. Meyers stated that is assuming that we make that condition part of the approval we have not voted on that. Mr. Bettis asked how responsive the landlord is. Ms. Moore stated yes he is.

Mr. Benson provided a clarification that staff has recommended denial as staff does not feel the proposed use is a compatible use for the downtown area. If, however, the application is approved the second part of the recommendation would be the recommended conditions.

Mr. Bettis asked how long would it take for her to get a permit. Mr. Benson stated he cannot speak for MDR.

Ms. Dwight asked what happens if snows next week she would not be able to get the salt. Mr. Benson stated that is correct.

Ms. Dwight asked and if Ms. Moore did she would be in violation. Mr. Benson that is correct.

Ms. Moore stated she did have salt coming for the year. Ms. Moore stated that question that Ms. Dwight asked I didn't understand it. Does this mean my driver could not go get the salt? Mr. Benson stated that is correct.

8. Request for Public Comment

None

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

None

10. Additional Staff Comments and Recommendation

11. Board Discussion.

None

12. Close Public Hearing

With no further discussion Mr. Wilson closed the public hearing.

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

a. Motion

Mr. Meyers made a motion to deny the application based on the staff recommendation.

b. Second

Mr. Bettis seconded the motion

c. Additional Board Discussion

None

d. Vote

Robinson yes (in favor of the motion to deny)

Meyers yes (in favor of the motion to deny)
Bettis yes (in favor of the motion to deny)
Lightfoot yes (in favor of the motion to deny)
Hartwell yes (in favor of the motion to deny)
Wilson yes (in favor of the motion to deny)
Dwight yes (in favor of the motion to deny)
Motion Passes recommending denial of the application

6. Set Future Meeting Date

Mr. Wilson stated that the next regular meeting of the Commission will be Thursday, November 5, 2015 at 7:00 PM

7. Adjourn Meeting

With no further business to discuss the meeting was adjourned.