

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

**September 3, 2015  
7:00 pm  
Raytown City Hall  
Board of Aldermen Chambers  
10000 East 59<sup>th</sup> Street  
Raytown, Missouri 64133**

**1. Welcome by Chairperson**

Kevin Wilson welcomed every one and opened the meeting of the September 3, 2015 Planning & Zoning Commission.

**2. Call meeting to order and Roll Call**

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

**3. Approval of Minutes of May 14<sup>th</sup> , 2015 Meeting Minutes**

- A. Revisions - None
- B. Motion – Ms. Stock 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  
None
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 stated the only additional would be the staff report for tonight's meeting.
7. Presentation of Application By Applicant  
The applicant was not present.
8. Request for Public Comment  
None

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

None

10. Additional Staff Comments and Recommendation

Mr. Benson stated that staff has spoken with an employee of the applicant and they had stated they planned to be at the meeting and had additional information to present regarding the environmental issues raised at the July 9, 2015 Commission meeting.

If you continue I would suggest that it would be continued to the October 1<sup>st</sup>, 2015.

Mr. Meyers asked if we continue that application does it have to be to that date.

Mr. Benson stated you can continue it to another date if you the Commission would like.

Mr. Lightfoot asked if the staff has any other environmental information about salt run off from the state of Missouri.

Mr. Benson stated staff met with Ms. Moore and her staff and they were provided with information on how to contact the Missouri Department of Natural Resources. The applicant indicated they have spoken with the MDNR but they have not provided any information to staff before this meeting.

Mr. Lightfoot asked if there were code violation and if there are any kind of penalty or fines for the violation?

Mr. Benson stated the salt storage facility is a current violation because it currently exists on the property. He further stated that no corrective action will be taken; however, as the applicant has applied for a conditional use permit which if approved would bring it into compliance. Mr. Hartwell asked how long has the salt been there.

Mr. Benson stated the applicant placed the salt storage enclosure late last winter. Staff notified her that she could not have it without approval of a conditional use permit application.

11. Board Discussion

Mr. Wilson stated we have a choice to continue consideration of this application, recommend denial of the application or recommend approval of the application.

12. Close Public Hearing

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  
Ms. Stock made a motion to deny the application
  - b. Second  
Ms. Hartwell seconded the motion
  - c. Additional Board Discussion  
None
  - d. Vote

Stock	yes (in favor of the motion to deny)
Robinson	yes (in favor of the motion to deny)
Meyers	no
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)
Jimenez	yes (in favor of the motion to deny)
Dwight	yes (in favor of the motion to deny)

Motion Passes recommending denial of the application

#### **5. New Business**

None

#### **6. Other Business**

#### **7. Planning Project Reports:**

The Planning Commission discussed updating of the City of Raytown Comprehensive Plan.

#### **8. Set Future Meeting Date** - Thursday, October 1, 2015 at 7:00 PM

#### **9. Adjourn Meeting**

With no further business to discuss the meeting was adjourned.