

**CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES**

**January 2, 2020
7:00 pm**

**Raytown City Hall
Board of Aldermen Chambers
10000 East 59th Street
Raytown, Missouri 64133**

1. Welcome by Chairperson

2. Call meeting to order and Roll Call

Wilson:	Present	Thurman:	Present	Emerson:	Present
Bettis:	Absent	Robinson:	Present	Frazier:	Present
Stock:	Absent	Dwight:	Present		

3. Approval of Minutes: Minutes of November 21, 2019, approved 6-0 as amended to reflect Thurman present upon motion by Emerson and second by Frazier.

4. New Business

A. Case No.: PZ 2020-01: Public Hearing to Consider a Conditional Use Permit Application Filed by David Hull of DMK Distributors to Operate an Office/Warehouse Use at 10012 E. 64th Street

1. Introduction of Application by Chairman.

Chairman Wilson opened the public hearing and introduced the application. All persons providing testimony were sworn in by Jennifer Baird, City Attorney. David Hull was present as the applicant.

2. Explanation of any Ex Parte Communications Regarding the Application.

No commissioners reported any Ex Parte Communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Chairman Wilson entered the staff report into the record as an exhibit.

4. Introduction of Application by Staff

Chris Gilbert, Planning & Zoning Coordinator provided the staff report. Planning Commission discussion on the application with some questions for staff.

5. Presentation of Application by Applicant.

Mr. David Hull addressed the Planning Commission with a description of why he is needing this Conditional Use Permit and how he is utilizing the building.

6. Request for Public Comment by Chairman.

Richard Jones, a neighboring business owner of Henry's Automotive, spoke on behalf of the applicant, stating he was in support of the application.

7. Additional Staff Comments and Recommendation.

Chris Gilbert provided the staff recommendation to approve the application with a number of conditions attached that were entered into the record. The applicant agreed to the conditions.

8. Commission Discussion.

Planning Commission discussion on the application with some questions for staff.

9. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Ms. Emerson moved and Mr. Frazier seconded a motion to recommend approval of the Conditional Use Permit application. Vote passed 6-0.

B. Case No.: PZ 2019-13: City-Initiated Application to Amend Municipal Code Chapter 50, Article VIII, "Sign Regulations".

1. Introduction of Application by Chairman.

Chairman Wilson opened the public hearing and introduced the application. All persons providing testimony were sworn in by Jennifer Baird, City Attorney.

2. Explanation of any Ex Parte Communications Regarding the Application.

No commissioners reported any Ex Parte Communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Chairman Wilson entered the staff report into the record as an exhibit.

4. Staff Presentation of proposed Text Amendments.

Chris Gilbert, Planning & Zoning Coordinator provided the staff report on proposed changes to the City's Sign Code and the staff recommendation. Planning Commission discussion with questions for staff. Jennifer Baird, City Attorney, gave presentation on proposed legal changes to sign code to comply with recent court rulings.

5. Request for Public Comment by Chairman.

No members of the public were present to provide comment.

6. Commission Discussion.

Planning Commission discussion with questions for staff.

7. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Mr. Robinson moved and Ms. Dwight seconded a motion to recommend approval as recommended in the staff report. Motion passed 6-0.

C. Case No.: PZ 2019-14: City-Initiated Application to Amend Municipal Code Chapter 50, Article IV, "Districts and District Map".

1. Introduction of Application by Chairman.

Chairman Wilson opened the public hearing and introduced the application. All persons providing testimony were sworn in by Jennifer Baird, City Attorney.

2. Explanation of any Ex Parte Communications Regarding the Application.

No commissioners reported any Ex Parte Communications regarding this application.

3. Enter Relevant Exhibits into the Record.

Chairman Wilson entered the staff report into the record as an exhibit.

4. Staff Presentation of proposed Text Amendments.

Chris Gilbert, Planning & Zoning Coordinator provided the staff report on proposed amendments to Zoning Ordinance Use Table regarding vehicle and equipment sales and the recommendation. Planning Commission discussion with questions for staff.

5. Request for Public Comment by Chairman.

No members of the public were present to provide comment.

6. Commission Discussion.

Planning Commission discussion with questions for staff.

7. Commission Decision to Approve, Conditionally Approve, or Deny Application.

Mr. Frazier moved and Mr. Robinson seconded to recommend approval as recommended in the staff report. Motion passed 6-0.

- D. **Case No.: PZ 2019-12: City-Initiated Application to Amend Municipal Code Chapter 4, “Alcoholic Beverages”, Chapter 10, “Business and Business Regulations”, and Chapter 50, Article IV, “Districts and District Map”.**

Chris Gilbert, Planning & Zoning Coordinator, asked the Planning Commission to continue this hearing to a Special meeting on January 16, 2020, to provide more time for staff to work through some concerns that came out of the discussion regarding this item at the November 21, 2019, Planning Commission Meeting.

1. Commission Decision to Continue Hearing to January 16, 2020, Special meeting.

Mr. Frazier moved and Ms. Thurman seconded to continue this item to a Special Meeting on January 16, 2020, at 7:00 PM.

5. Other Business- None.

6. Set Future Meeting Date – Special Meeting on January 16, 2020. Next regular meeting on February 6, 2020, with a CUP application for auto sales to be on the agenda.

7. Adjourn at 8:10 PM upon motion by Ms. Emerson and second by Ms. Dwight.

