

**TENTATIVE AGENDA  
Raytown Board of Aldermen  
July 11, 2023**

COMMITTEE OF THE WHOLE  
RAYTOWN CITY HALL  
10000 EAST 59TH STREET  
RAYTOWN, MISSOURI 64133  
AND  
ONLINE ZOOM WEBINAR  
6:00 PM

zoom.us/join  
Webinar ID: 814 0201 2291  
Passcode: 050800

**OPENING SESSION**

1. Roll Call
2. Approval of the minutes from the following Committee of the Whole meetings: November 9, 2021, August 9, 2022, August 16, 2022
3. Alderman Myers-Chapter 50 Amendments
4. Alderman Myers-Comprehensive Plan Update
5. Alderman Emerson-Walmart TIF Payments

**ADJOURNMENT**

**MINUTES**  
**RAYTOWN BOARD OF ALDERMEN**  
**COMMITTEE OF THE WHOLE**  
**NOVEMBER 9, 2021**  
RAYTOWN CITY HALL  
10000 EAST 59<sup>TH</sup> STREET  
RAYTOWN, MISSOURI 64133  
AND  
ONLINE ZOOM WEBINAR  
6:30 P.M.

Mayor Michael McDonough called the November 9, 2021 Committee of the Whole meeting to order at 6:33 p.m.

**Roll Call**

Roll was called by Teresa Henry, City Clerk, and the attendance was as follows:

Present: Alderman Ian Scott, Alderman Jim Aziere, Alderman Loretha Hayden, Alderman Ryan Myers, Alderman Janet Emerson, Alderman Mary Jane Van Buskirk, Alderman Bill Van Buskirk, Alderman Bonnaye Mims, Alderman Derek Ward

Absent: Alderman Greg Walters

**1. Approval of the October 19, 2021 Committee of the Whole meeting minutes.**

Alderman Mary Jane Van Buskirk, seconded by Alderman Myers, made a motion to adopt. The motion was approved by a vote of 9-0-1.

Ayes: Aldermen Mary Jane Van Buskirk, Myers, Hayden, Bill Van Buskirk, Scott, Aziere, Mims, Emerson, Ward  
Nays: None  
Absent: Alderman Walters

**2. Discussion regarding future City Code Amendments**

Chris Gilbert, Planning & Zoning Coordinator

The item was presented by Damon Hodges, City Administrator, and Chris Gilbert, Planning & Zoning Coordinator and both remained for any discussion.

Alderman Walters joined the meeting at 6:58 p.m.

**ADJOURNMENT**

Alderman Myers, seconded by Alderman Hayden, made a motion to adjourn. The motion was approved unanimously.

The meeting adjourned at 7:09 p.m.

**MINUTES**  
**RAYTOWN BOARD OF ALDERMEN**  
**COMMITTEE OF THE WHOLE**  
**AUGUST 9, 2022**  
RAYTOWN CITY HALL  
10000 EAST 59<sup>TH</sup> STREET  
RAYTOWN, MISSOURI 64133  
AND  
ONLINE ZOOM WEBINAR  
6:00 P.M.

Mayor Michael McDonough called the August 9, 2022 Committee of the Whole meeting to order at 6:00 p.m.

**Roll Call**

Roll was called by Damon Hodges, City Administrator, and the attendance was as follows:

Present: Alderman Derek Ward, Alderman Jim Aziere, Alderman Bill Van Buskirk, Alderman Mary Jane Van Buskirk, Alderman Ian Scott, Alderman Ryan Myers

Absent: Alderman Janet Emerson, Alderman Loretha Hayden, Alderman Bonnaye Mims, Alderman Greg Walters

**1. Fiscal Year 2022-2023 Departmental Budget Presentations:**

Damon Hodges, City Administrator, introduced the presentations and remained for any discussion.

**Parks**

David Turner, Parks & Recreation Director

David Turner, Parks & Recreation Director, presented the item and remained for any discussion.

Alderman Walters joined the meeting at 6:06 p.m.

**Finance**

Brian Nyp, Interim Finance Director; John Bales, Controller; Damon Hodges, City Administrator

Brian Nyp, Interim Finance Director, and John Bales, Controller, presented the item and remained for any discussion.

**Community Development**

Missy Wilson, Assistant City Administrator

Missy Wilson, Assistant City Administrator, presented the item and remained for any discussion along with Diane Egger, Community Development Director.

Alderman Emerson joined the meeting at 6:32 p.m.

**Public Works**

Stephanie Boyce, Interim Public Works Director

Stephanie Boyce, Interim Public Works Director, presented the item and remained for any discussion.

Alderman Hayden joined the meeting at 6:35 p.m.

### **ADJOURNMENT**

Alderman Aziere, seconded by Alderman Mary Jane Van Buskirk, made a motion to adjourn. The motion was approved unanimously.

The meeting adjourned at 7:01 p.m.

DRAFT

**MINUTES**  
**RAYTOWN BOARD OF ALDERMEN**  
**COMMITTEE OF THE WHOLE**  
**AUGUST 16, 2022**  
RAYTOWN CITY HALL  
10000 EAST 59<sup>TH</sup> STREET  
RAYTOWN, MISSOURI 64133  
AND  
ONLINE ZOOM WEBINAR  
6:00 P.M.

Mayor Michael McDonough called the August 16, 2022 Committee of the Whole meeting to order at 6:04 p.m.

**Roll Call**

Roll was called by Teresa Henry, City Clerk, and the attendance was as follows:

Present: Alderman Derek Ward, Alderman Bonnaye Mims, Alderman Bill Van Buskirk, Alderman Mary Jane Van Buskirk, Alderman Janet Emerson, Alderman Ryan Myers, Alderman Loretha Hayden, Alderman Jim Aziere, Alderman Ian Scott, Alderman Greg Walters

Absent: None

**1. Fiscal Year 2022-2023 Departmental Budget Presentations:**

**Court**

Judge Traci Fann

Judge Traci Fann presented the item and remained for any discussion.

**Police**

Chief Robert Kuehl

Chief Robert Kuehl presented the item and remained for any discussion along with Captain Dyon Harper.

**City-Wide, Governing Body, Admin, Law and Risk Management Fund**

Damon Hodges, City Administrator

Damon Hodges, City Administrator, presented the item and remained for any discussion.

**ADJOURNMENT**

Mayor McDonough adjourned the meeting at 6:52 p.m.

**From:** [Alderman Ryan Myers](#)  
**To:** [Teresa M. Henry](#)  
**Cc:** [Mayor Mike McDonough](#)  
**Subject:** Committee of the Whole  
**Date:** Thursday, June 29, 2023 10:59:07 AM

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Hi Teresa,

I had a couple of short conversations with the Mayor. I would like to request a meeting of the Committee of the Whole on 7/11. Topics include

- Amending Chapter 50
- Updating the Comprehensive Plan

I would also like to add a discussion item pertaining to single-hauler trash service. I will send pertinent documents over as I get them completed. Let me know if you have any questions.

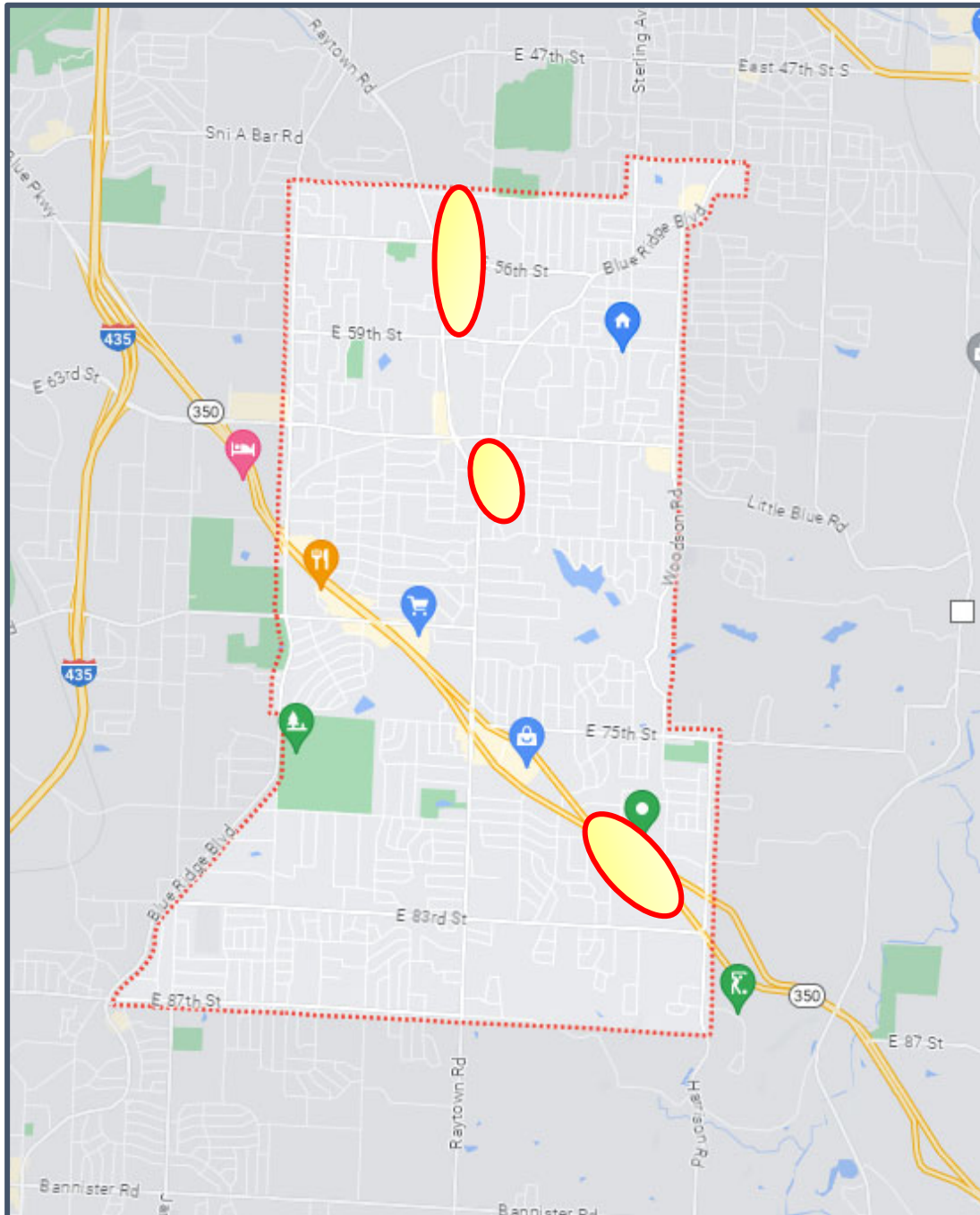
Thanks!

RM

## Amending Chapter 50

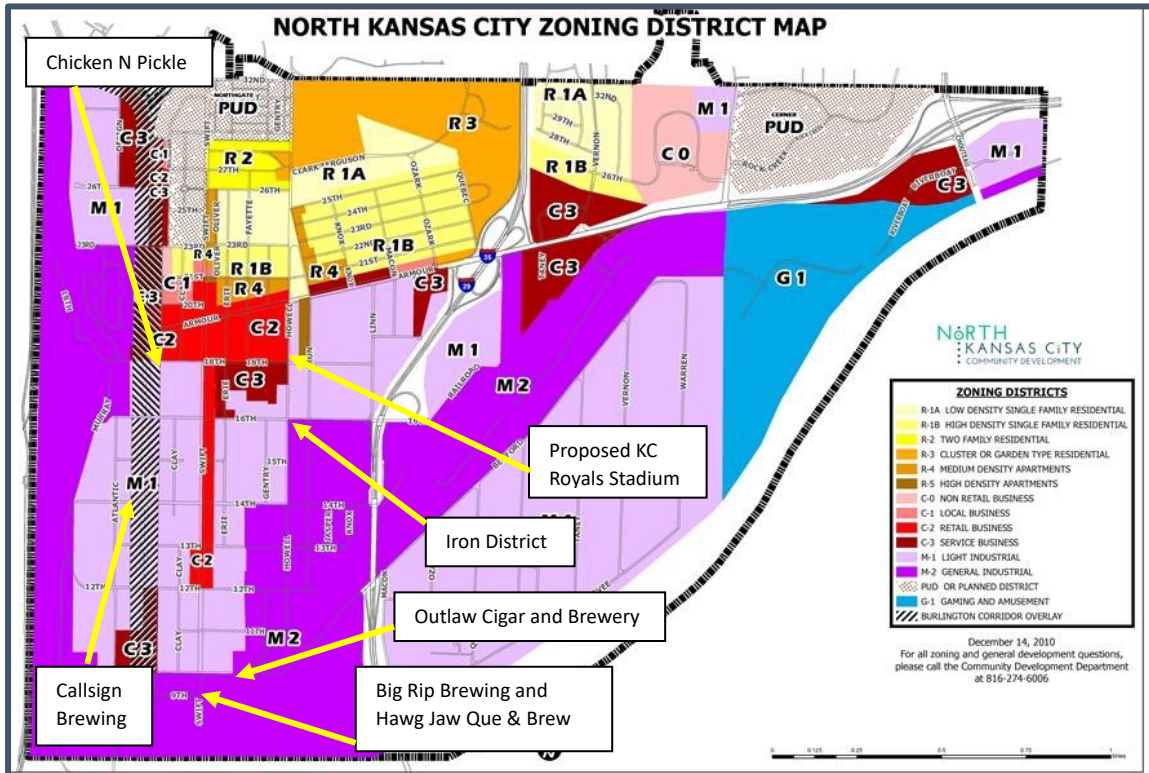
- Amending permissible uses in “M” zones
  - The city of Raytown currently has three general nodes of zoned industrial (M) use shown below.

*Raytown City Limits with Industrial Nodes Noted*



- Many cities, including North Kansas City and Kansas City, Missouri (see below) have intermingled commercial/entertainment/dining uses within these industrial zones to enhance economic development.
  - <https://www.nkc.org/government/community-development/current-projects/burlington-corridor-project>

North Kansas City Zoning Map (Population 4,528)



- Currently, Raytown’s industrial zoning has restrictive uses only for general manufacturing.

### Raytown “M” Zoning Application

Sec. 50-226. - Application.

The regulations set forth in this section, or set forth elsewhere in these regulations, when referred to in this section, are the regulations in the Industrial District (M). The Industrial District is intended primarily for production, processing and assembly plants that are operated so that they create limited environmental problems in such a way that the sounds, smoke, vibrations, noise, odor, dust and glare of such operations are completely confined within an enclosed building. The Industrial District is also intended for the development of office/warehouse uses. This district is established for industrial uses that do not require large amounts of land; generate modest amounts of traffic; are consistent with the capacity and availability of public and private services; and do not permit the intermingling of residential uses. Applicants for development in the Industrial District shall submit a site plan in accordance with the provisions of this chapter and a site plan must be approved prior to the issuance of any permit for building or construction in the Industrial District.

(Comp. Ord. of 4-20-2010, § 11-1)

### North Kansas City Industrial Zoning Application

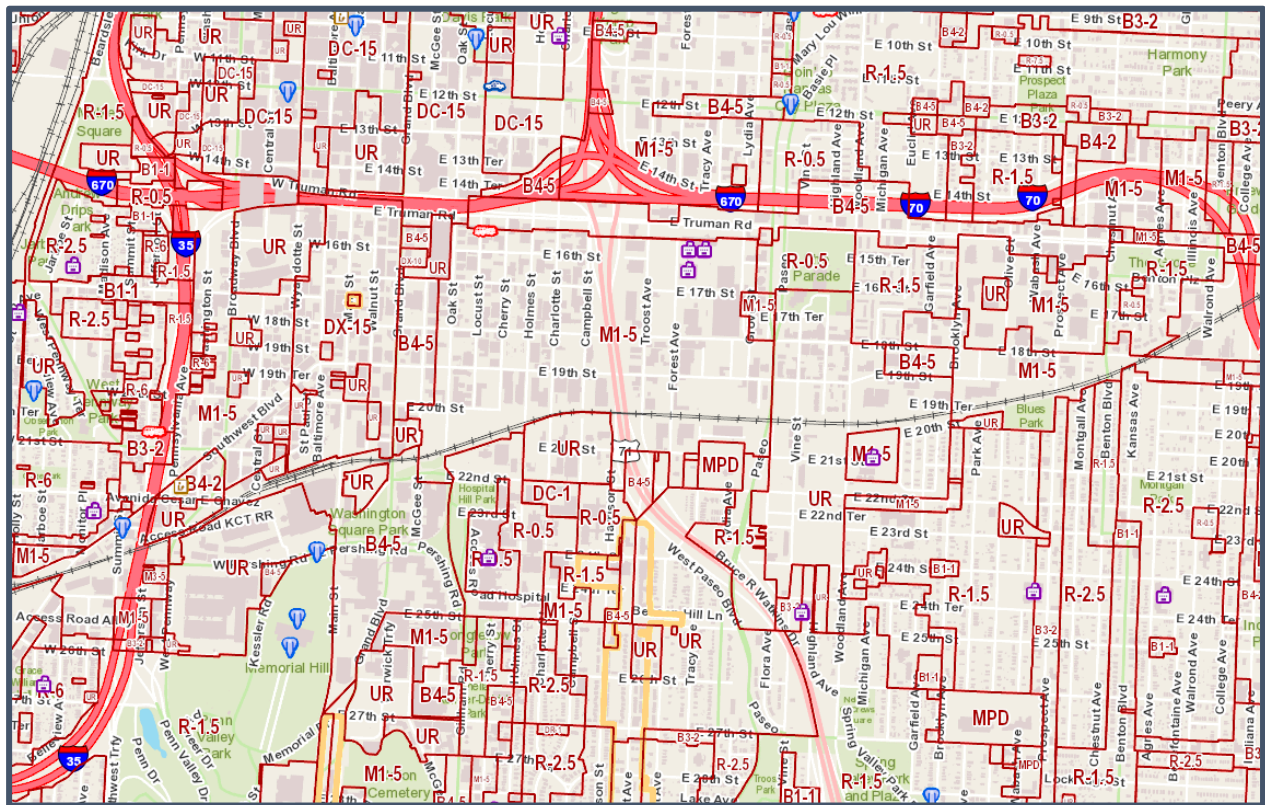
**M-1—Limited Industrial.** The M-1 district provides primarily manufacturing and distribution uses at a scale, intensity and format that is unlikely to have significant impact on adjacent uses. Service, employment and retail uses that are compatible with these industrial uses may be integrated into the district.

**M-2—General Industrial.** The M-2 district provides industrial uses that are generally not compatible with residential and/or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

As you can see from the two comparable cities above, Raytown and North Kansas City, North Kansas City has relaxed their industrial zoning to allow for retail and service industry uses to harmonize in industrial districts.



## Kansas City Zoning Map (Crossroads Arts District)



For Kansas City's Crossroads Art's District, there are too many breweries, restaurants, and entertainment venues to put on a map.

<ul style="list-style-type: none"> <li>● Restaurants located in industrial-zoned areas:                             <ul style="list-style-type: none"> <li>○ Mission Taco</li> <li>○ Grinders Pizza</li> <li>○ Grinders KC Event Venue</li> <li>○ Parlor</li> <li>○ The Brick</li> <li>○ Novel Restaurant</li> <li>○ Rockhill Grille</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>● Breweries, coffee shops, retailers, entertainment, etc. in industrial-zoned areas:                             <ul style="list-style-type: none"> <li>○ Casual Animal Brewing</li> <li>○ Nimble Brewing</li> <li>○ Christopher Elbow Chocolate</li> <li>○ KC Wineworks</li> <li>○ Brewery Emperial</li> <li>○ City Barrell Brewery &amp; Kitchen</li> <li>○ Torn Label Brewing</li> <li>○ Red Sash Brewing</li> <li>○ International Tap House</li> <li>○ Double Shift Brewing</li> <li>○ The Truman Event Space</li> <li>○ The Guild Event Space</li> <li>○ The Austin Event Space</li> <li>○ Mean Mule Distilling</li> <li>○ Lifted Spirits Distilling</li> <li>○ Abundant Life Church</li> <li>○ Tacos Valentina</li> <li>○ Paradise Garden Club</li> </ul> </li> </ul>
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## Proposal

Many adjacent cities are loosening/amending their more intensive (industrial) uses to include service and retailers that complement these districts and transform them into entertainment districts. Raytown currently has defined both “recreation and entertainment, indoor” and “recreation and entertainment, outdoor” defined, but only “indoor” is found in the land use table in Raytown’s ordinances.

### Raytown Definitions from Ordinances

*Recreation and entertainment, indoor*, means an establishment offering recreation, entertainment or games of skill to the public for a fee or charge and that is wholly enclosed in a building. Typical uses include bowling alleys, indoor theaters, bingo parlors, pool halls, billiard parlors and video game arcades.

*Recreation and entertainment, outdoor*, means an establishment offering recreation, entertainment or games of skill to the public for a fee or charge, wherein any portion of the activity takes place in the open. Typical uses include archery ranges, batting cages, golf driving ranges, drive-in theaters, and miniature golf courses.

USES	ZONING DISTRICTS																Conditions
	Residential Districts				Nonresidential Districts				Overlay Districts								
	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE		
Recreation and Entertainment, Indoor					P	P	P		P			P				(13),(29)	
Repair Service					P		P		P			P				(13)	
Research Service							P		P			P				(13)	
Residential care facility	C	C	P		P				P			P			P	(9)	
Residential or outpatient facilities for the treatment of alcohol or drug abuse	C	C	C	C	C	C	C	C									
Restaurants					P	P			P			P			P	(11),(29)	

Overall, I would like to see both indoor and outdoor recreation and entertainment uses, as well as restaurant and food service uses be permissible within Raytown’s “M” District to act as a catalyst for economic development, job growth, and increased tourism within our community.

**From:** [Alderman Janet Emerson](#)  
**To:** [Teresa M. Henry](#)  
**Cc:** [Mayor Mike McDonough](#); [Records](#)  
**Subject:** Request for item to be placed on possible Committee of the Whole agenda July 11th  
**Date:** Thursday, June 29, 2023 2:37:21 PM

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Teresa:

With speaking with the Mayor, it is my understanding that there might be a Committee of the Whole meeting on July 11th.

As you are aware, I have requested numerous times information concerning any monies that had to pay for TIF payments for Walmart that the sales tax did not pay.

You informed me that the Finance Director and the City Administrator did not have any reports which would be responsive to my request under the Missouri Sunshine Law.

I would like to add this item for discussion for the possible July 11th Committee of the Whole.

Thank you in advance.

Janet Emerson

Alderman - Ward 3