

**CITY OF RAYTOWN**  
**PLANNING & ZONING COMMISSION**

**AGENDA**

**Raytown City Hall**  
**Board of Aldermen Meeting Chambers**  
**10000 East 59<sup>th</sup> Street**  
**April 2, 2026**  
**6:00 pm**

**1. Welcome by Chairperson**

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

Meyers:	Thurman:	Emerson:	Sneddon:
Jean-Paul:	Frazier:	Stock:	Bruenger:
Myers:			

**3. Approval of Minutes – March 5, 2026, Regular Meeting Minutes**

- a) Revisions
- b) Motion
- c) Second
- d) Additional Board Discussion
- e) Vote

**4. Public Discussion** (Regarding matters not on this agenda only)

**5. Old Business:**

**A. Case No.: PZ-2026-03**

**Applicant: City of Raytown**

**Reason: Text Amendment for Chapter 50 relating to “Animal Care, General,” and “Animal Care, Limited.”**

- 1. Introduction of Application by Chair
- 2. Explanation of any ex parte’ communication from Commission members regarding the application.
- 3. Swearing in of all speakers by City Attorney that plan to give testimony during hearing.
- 4. Enter Relevant City Exhibits into the Record:
  - a. Staff Report
  - b. Application Supporting Documents and PowerPoint Presentation.
- 5. Introduction of Application and Power Point by Staff
- 6. Request for Public Comment by Chairman
- 7. Additional Staff Comments and Recommendation
- 8. Commission Discussion
- 9. Close the Public Hearing

10. Commission Decision to Approve, Conditionally Approve or Deny the Application
  - a. Motion
  - b. Second
  - c. Additional Board Discussion
  - d. Vote

**B. Case No.: PZ-2026-01**

**Applicant: Fred Ross, Contractors Commercial Equipment Company**

**Reason: Requesting the approval of a Conditional Use Permit for *“Vehicle Sales, New and Used”* and *“Vehicle and Equipment Rental.”***

This case has been placed on hold.

**6. Other Business:**

Upcoming April 7, 2026 election.

- 8. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, May 7, 2026, at 7:00 PM.**

**9. Adjourn**

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

**March 5, 2026**  
**7:00 pm**  
**Council Meeting Chambers**

1. **Welcome by Chairperson.** Chairman Meyers called the meeting to order at 7:00 P.M.

2. **Call meeting to order and Roll Call.** Secretary Stock called roll.

Sneddon: Present

Jean-Paul: Present

Frazier: Absent

Emerson: Present

Meyers: Present

Thurman: Present

Bruenger: Present

Stock: Present

Myers: Absent

3. **Approval of Minutes:** Mr. Thurman made the request for a revision of the minutes of the December 4, 2025, Planning Commission meeting to include his name in the roll call. Regular Meeting were approved 8-0 upon a motion by Ms. Stock and a second by Mr. Jean-Paul.

4. **Introduction of new Planning & Zoning Coordinator, Logan Strasburger, AICP:** The new Planning & Zoning Coordinator was introduced by Shana Kelly, former Planning & Zoning Coordinator.

5. **Public Discussion:** None.

6. **Old Business:** None.

7. **New Business:**

**A. Case No.: PZ-2026-03**

**Applicant: Zoning Code Clarity Text Amendment**

**Reason: The applicant requests approval of text amendments to Chapter 50 of the Raytown Municipal Code to update and reorganize key zoning provisions related to land use classifications and standards.**

**I. Introduction of Application by Chairman.**

**II. Presentation of Application by Applicant.**

Ms. Strasburger explained that the purpose of the application was the need for more clarity and consistency within the Zoning Code. Ms. Kolisch stated that we need to open the public hearing and swear in all speakers.

Ms. Strasburger began the presentation and explained the proposed changes to the Land Use definitions. Mr. Meyers asked if anyone was struggling to keep up with the pace of the presentation. Ms. Strasburger stated that she was giving highlights and said that she could take questions after the presentation. Mr. Meyers asked if they were expected to vote on this tonight. Ms. Strasburger said, yes. She stated that she would slow the presentation down. Ms. Strasburger continued to explain the proposed changes, giving the Commission the opportunity to ask questions.

III. **Enter relevant City Exhibits into the record:** Ms. Kolisch entered the exhibits, the staff report, and the presentation slides into the public record.

**IV. Commission discussion.**

Ms. Stock said that she could see why we took the recommended items out and made the proposed revisions. The Commissioners asked questions about the process ahead, which Ms. Strasburger answered.

**V. Request for Public Comment by Chairman.**

Mr. Meyers asked if anyone in the audience would like to speak on anything presented.

**VI. Commission discussion.**

Mr. Sneddon asked if there would be one vote for all exhibits. Ms. Kolisch responded that each exhibit could be voted on individually if that's what the Commission wanted. Mr. Meyers advised the Commission that they could take more time to review the proposed changes if they wanted.

Mr. Sneddon stated that he was unable to find other cities that have adopted the text amendments similar to the proposed marijuana text amendments and asked if there are other cities that have. Ms. Strasburger stated that the laws already allow for public consumption and that many cities are considering similar amendments. She explained that the intent is to be proactive and to regulate what's already allowed. Mr. Thurman asked if state law prohibits public smoking of marijuana. Ms. Kolisch clarified that it is prohibited outside.

Several additional questions were raised about the specifics of the marijuana text amendment. Mr. Meyers asked about the type of revenue that could be generated from a marijuana lounge. Ms. Kolisch responded that it would likely be membership based with additional retail sales such as snacks.

Several additional questions were raised relating to the proposed marijuana text amendment.

**VII. Commission Decision to Approve, Conditionally Approve or Deny the Application.**

Mr. Thurman made a motion to approve the first four text amendments with some minor edits to spelling. Mr. Jean-Paul seconded the motion. Mr. Bruenger pointed out that even though Exhibit 5 was being removed for now, Exhibit 4 also contained references to the marijuana land use, so it wouldn't make sense to leave Exhibit 4 until after Exhibit 5 was dealt with. Ms. Kolisch recommended the removal of the Marijuana Consumption Lounge land use from Exhibit 4. Mr. Thurman made the motion to remove Marijuana Consumption Lounge from the Land Use Table. Ms. Stock seconded the motion. The Commission voted to approve the amendment to the motion.

VOTE: Motion passed 5-2-1.

Mr. Bruenger asked about the *Bar* and *Brewpub* land uses and stated that he felt we need more time to consider. Mr. Jean-Paul asked how the Land Use Table compares with other municipalities. Ms. Strasburger responded that the Land Use Table will be significantly amended.

Mr. Thurman stated that after hearing additional comments, he would like to remove his motion due to much needing to be addressed.

Ms. Emerson made the motion to table the application until the April Planning Commission meeting. Mr. Jean-Paul seconded the motion.

Mr. Sneddon thanked Ms. Strasburger for her hard work.

VOTE: Motion passed 6-2-0.

Ms. Kolish asked if there was particular direction for staff. Mr. Meyers stated that they would reach out to Ms. Strasburger if they had any questions.

- 8. Other Business:** Mr. Meyers stated that they would like to change the regular meeting time to 6:00pm rather than 7:00pm.

VOTE: Motion passed 6-2-0.

Mr. Meyers asked Ms. Kelly about the application on hold. Ms. Kelly responded that he informed us that he is out of the country and would inform us when he returns.

Ms. Emerson reminded everyone about the Town Hall to be held the following Thursday, March 12<sup>th</sup>.

- 9. Set Future Meeting Date** – The next Regular Planning Commission Meeting is scheduled for Thursday, April 2, 2026, at 6:00 PM.

- 10. Adjourn:** The meeting was adjourned at 8:39 PM.



**Community Development Department**  
Planning and Zoning Division  
10000 E 59<sup>th</sup> Street • Raytown, MO 64133  
Phone: 816-737-6014 • Fax: 816-737-6164

## Staff Report

**To:** City of Raytown, Planning & Zoning Commission

**From:** Shana Kelly, Economic Development Administrator

**Case #:** Text Amendment PZ-2026-03

**Planning & Zoning Meeting Date:** April 2, 2026

**Board of Aldermen Dates:** May 5, 2026, and May 19, 2026

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**Applicant:** City of Raytown

**Project Contact:** Shana Kelly, Economic Development Administrator

**Property Location:** Citywide

**Request:** The approval of an amendment to Chapter 50, Article 4, of the Raytown Municipal Code to modify the definitions of “*Animal Care, General*,” and “*Animal Care, Limited*,” and to regulate these land uses as listed in Section 50-107, the City of Raytown Land Use Table.

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### **BACKGROUND INFORMATION:**

The “*Animal Care, General*,” land use is currently defined in the Raytown Municipal Code **Section 50-4** as follows:

*Animal Care, General*, means a use providing animal care, veterinary services or boarding. See *Animal care, limited*, and *Kennel*.

The “*Animal Care, Limited*,” land use is currently defined in the Raytown Municipal Code **Section 50-4** as follows:

*Animal Care, Limited*, means a use providing animal care, boarding and veterinary services for household pets, with no outside animal runs. See *Animal care, general*, and *Kennel*.

Staff proposes the following changes:

*Animal Care, General*, ~~means a use providing animal care, veterinary services or boarding. See *Animal care, limited*, and *Kennel*.~~ is a facility for the housing, care,



treatment, training, boarding, adoption, or rescue of domestic animals that may operate on a broader commercial scale and may include both indoor and outdoor kennel areas. The use may include animal intake and quarantine areas, organized adoption events, training classes, outdoor exercise areas, and accessory veterinary services that are incidental to the primary animal care function. Incidental retail sales of pet-related merchandise are permitted. This use is characterized by the potential for outdoor activity, increased traffic, and noise levels comparable to a kennel or animal boarding facility and does not include commercial breeding operations, livestock production, pet crematoriums unless separately permitted, or a standalone veterinary hospital as the primary use.

~~*Animal Care, Limited*, means a use providing animal care, boarding and veterinary services for household pets, with no outside animal runs. See *Animal care, general*, and *Kennel*. is a facility for the temporary housing, care, treatment, training, boarding, adoption, or rescue of domestic animals that operates primarily within an enclosed building and at a neighborhood-serving scale. The use may include indoor kennels, animal intake and quarantine areas, grooming, obedience or behavioral training conducted indoors, and accessory veterinary examination or minor treatment services that are incidental to the primary animal care function. Incidental retail sales of pet-related merchandise are permitted. This use is characterized by indoor operations with minimal outdoor activity and limited noise generation and does not include outdoor kennel runs, commercial breeding operations, livestock production, or a full-service veterinary hospital as the primary use.~~

**Staff proposes to allow for the “*Animal Care, General*,” and “*Animal Care, Limited*” land uses, as a permitted use, in the following zoning districts:**

- HC, Highway Commercial

**Staff proposes to allow for the “*Animal Care, General*,” and “*Animal Care, Limited*” land uses, with the approval of a Conditional Use Permit, in the following zoning districts:**

- NC, Neighborhood Commercial

**Staff proposes to remove the existing Condition #13 from the “*Animal Care, General*,” and “*Animal Care, Limited*,” Land Uses in the Land Use Table, which states:**

- (13) a. In the industrial district, the entire operation shall be conducted within a fire-rated building or buildings, completely enclosed by walls and roof except that loading docks, service areas and outdoor storage areas may be located outside of a building or buildings, in compliance with the terms of article III, division 7 of this chapter.
- b. The activity shall create no noise in excess of that of normal daily traffic measured at the lot line of the premises.



- c. The activity shall create no vibration for a period longer than three minutes in any one hour that is perceptible at the lot line of the premises.
- d. The activity shall create no dust, dirt, odor or obnoxious gasses, heat and unscreened glare that is perceptible at the lot line of the premises.
- e. The activity shall be free from fire hazards and excessive industrial wastes.
- f. Each industrial area shall have its own system of streets so that the traffic generated by any industrial use shall flow directly onto a street within the area zoned for industry, hence to empty on any street bordering such area.

**Proposed Updates to the Land Use Table:**

	R-1	R-2	R-3	MH	NC	HC	M	N	TS	FP	HO	P	CD	HP	AE	Conditions
Animal Care, General					C	P	P		P							(13)
Animal Care, Limited					C	P	P		P							(13)

**ATTACHMENTS:**

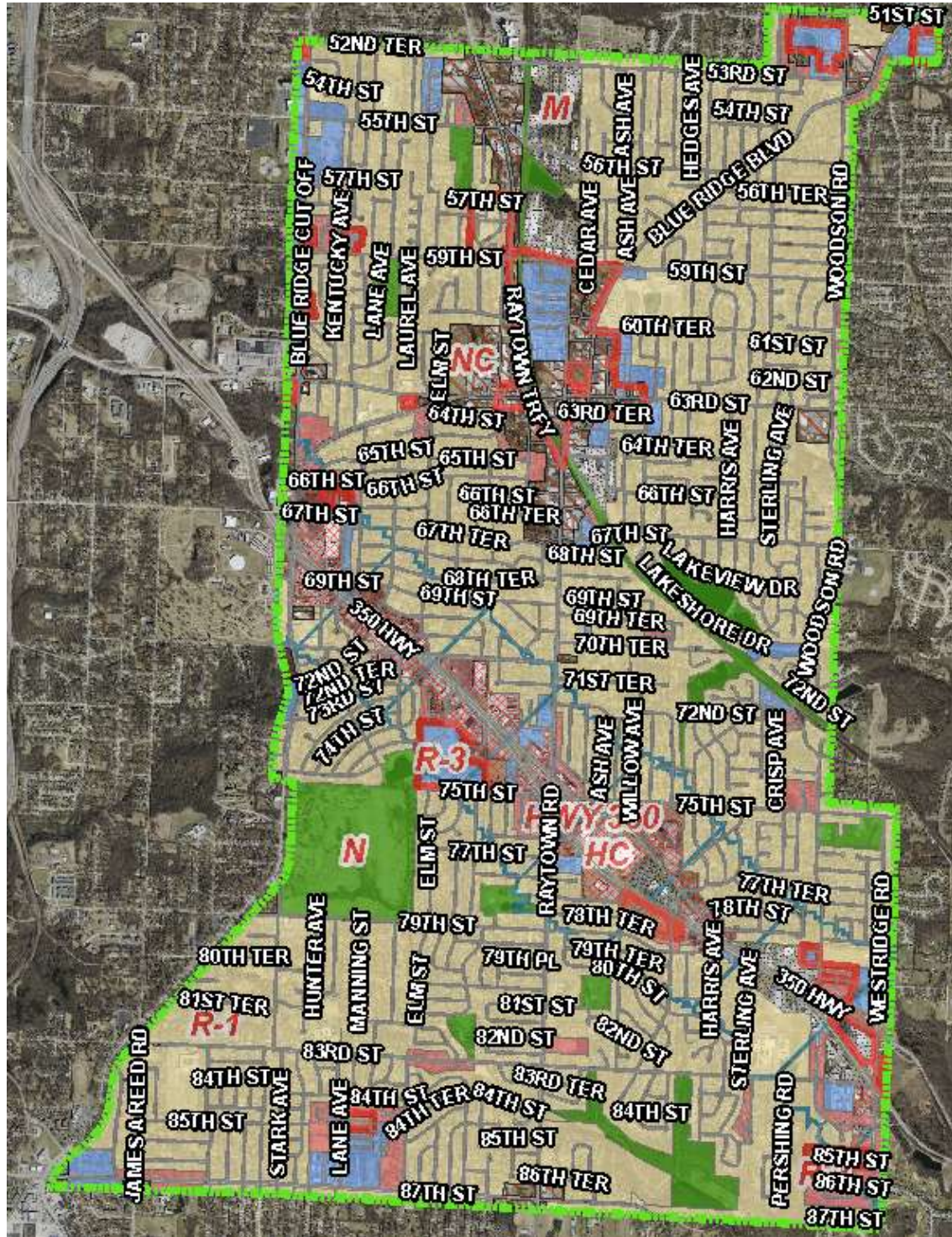
- Zoning Map
- Affidavit of Publication

**STAFF RECOMMENDATION:**

Staff recommends that the Planning Commission hold this public hearing, take testimony from all parties, and consider recommending approval to the Board of Aldermen of this application proposing various amendments to Chapter 50, Article 4, of the Raytown Municipal Code as pertains to zoning regulations for the “*Animal Care, General,*” and “*Animal Care, Limited*” land uses.



Zoning Map:



The Daily Record Kansas City  
920 Main St  
Kansas City, MO, 64105  
Phone: 8163841801 Fax: 0

# The Daily Record

KANSAS CITY

## Affidavit of Publication

To: City of Raytown - Missouri - Michael Stolze  
10000 E 59Th St  
Raytown, MO, 64133

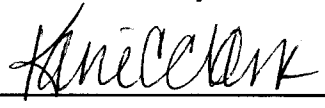
Re: Legal Notice 4136005, Planning & Zoning Commission  
State of MO }  
County of Jackson County }

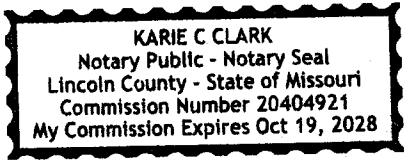
Before the undersigned Notary Public personally appeared Rose Bryant on behalf of The Daily Record Kansas City, Jackson County who, being duly sworn, attests that the said newspaper is qualified under the provisions of Missouri Law governing public notices to publish, and did so publish, the notice annexed hereto; starting with the 02/16/2026 edition and ending with the 02/16/2026 edition for a total of 1 publications, and that the date of publications were as follows: 02/16/2026.

Publishers fee: \$61.48

By:   
Rose Bryant

Sworn to me on this 16<sup>th</sup> day of  
February 2026

By:   
Karie C Clark  
Notary Public, State of MO  
No. 20404921  
Qualified in Lincoln County  
My commission expires on  
October 19, 2028



### NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that the Planning & Zoning Commission of the City of Raytown, Missouri, will hold a public hearing on **Thursday, March 5 at 7:00 P.M.** at Raytown City Hall, located at 10000 E. 59th Street, to consider a proposed amendment to the Raytown Zoning Ordinance (Chapter 50 of the Municipal Code).

The Raytown Board of Aldermen will also hold a public hearing to consider this amendment tentatively scheduled for 7:00 P.M. on Tuesday, April 14, 2026.

The proposed text amendment would amend the zoning regulations to:

**Revise land use definitions and permitted use standards related to accessory structures and accessory uses; update land use permission requirements to align with the City's recently adopted Comprehensive Plan 2040; add new land use definitions and associated performance standards; and remove repetitive provisions to improve clarity and readability.**

A copy of the agenda and packet, including a staff report with proposed text amendments, will be available for viewing on the City of Raytown's website, [www.raytown.mo.us](http://www.raytown.mo.us), on Friday, February 27<sup>th</sup> or it is available for public inspection at the City Hall, Community Development Department at 10000 E. 59th Street during normal business hours.

All interested persons are invited to attend and be heard at the time and place stated above or to submit written comments prior to the hearing to:

Logan Strasburger, Planning & Zoning Coordinator

Community Development  
10000 E. 59th Street, Raytown, MO  
64138

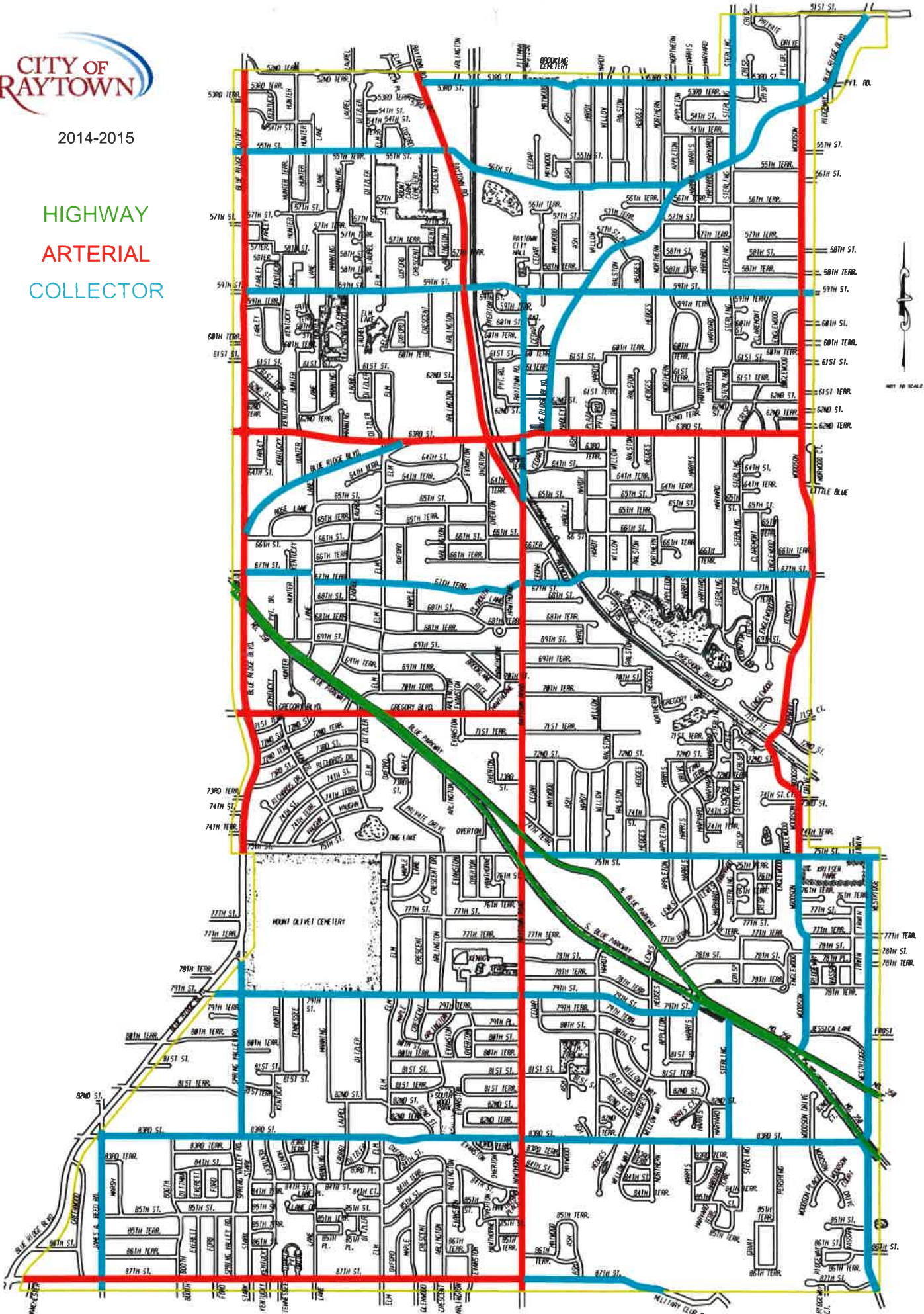
[planning@raytown.mo.us](mailto:planning@raytown.mo.us)  
816-737-6093

4136005 Jackson Feb. 16, 2026



2014-2015

HIGHWAY  
ARTERIAL  
COLLECTOR



NOT TO SCALE

Figure 27: Future Land Use Map

