



AGENDA

Raymore Board of Adjustment Regular Meeting
City Hall – 100 Municipal Circle
Wednesday, February 12, 2025
6:00 PM

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Personal Appearances**
- 5. Consent Agenda**
 - A. Approval of Minutes from the September 11, 2024 Meeting
- 6. Unfinished Business**
- 7. New Business**
 - A. 25001 Hibner Acres Lot 1B Variance of Use (Public Hearing)
- 8. Staff Report**
 - A. January Development Services Report
- 9. Public Comment**
- 10. Adjournment**

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting, please notify this office at (816) 331-3324 no later than forty eight (48) hours prior to the scheduled commencement of the meeting.

Hearing aids are available for this meeting for the hearing impaired. Inquire with the City Clerk, who sits immediately left of the podium as one faces the dais.

THE **BOARD OF ZONING ADJUSTMENT** OF THE CITY OF RAYMORE, MISSOURI, MET IN REGULAR SESSION **WEDNESDAY, SEPTEMBER 11, 2024** IN THE COUNCIL CHAMBERS AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: TERRI WOODS, BEN BAILEY, PAM HATCHER, AND JERRY MARTIN. ABSENT WERE STEPHANIE VELSACO AND AARON HARRISON. ALSO PRESENT WERE CITY PLANNER DYLAN EPPERT, ATTORNEY MANDY MARSHALL, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. **Call to Order** – Chairman Hatcher called the meeting to order at 5:58 p.m.
2. **Roll Call** – Roll was taken and Chairman Hatcher declared there was a quorum present to conduct business.
3. **Pledge of Allegiance**
4. **Public Appearances** - None
5. **Consent Agenda** – Approval of Minutes from the June 12, 2024 meeting

Motion by Board Member Woods, Seconded by Board Member Bailey to approve the consent agenda.

Vote on Motion:

Board Member Woods	Aye
Board Member Bailey	Aye
Chairman Hatcher	Aye
Board Member Harrison	Absent
Board Member Martin	Aye
Board Member Velasco	Absent

Motion passed 4-0-0

6. Unfinished Business – None

7. New Business

a. Case #24011 - Peak Auto Group Variance of Use - 217 N Madison (*Public Hearing*)

The public hearing opened at 6:00pm.

Trent Sweitzer came to the podium to give an overview of the request. Peak Auto Group is leasing the property, though the owners are aware of the variance request. The variance is to allow the north side of the property to be paved and used for used car sales. The 2 acres behind the building on the property are owned by the same owner and are being used by the business as well. Mr. Sweitzer noted that they would like to clean up the area back there and use it to store vehicles that are being worked on while using the front lot to sell used vehicles. The plan is to add gravel from the rear of the building nearly to the rear property line and a vinyl fence to separate the used car lot in the front from the gravel lot in the back, creating a more secure area for those vehicles being worked on. The variance to allow the used car lot will be beneficial to the business because it would bring in the income needed to support the plans for the rear of the property.

City Planner Dylan Eppert gave the Staff report, including the project narrative, existing and surrounding zonings, public hearing notices, past planning actions, staff comments, and Staff recommendation. Mr. Eppert noted that the variance is the first step in the final approval of this case, and that it will have to go before the Planning & Zoning Commission for a conditional use permit hearing.

Board Member Woods asked if both electric and gas vehicles are planned to be repaired and sold.

Mr. Sweitzer noted that yes, both electric and gas vehicles are planned to be repaired and sold, though the demand for electric vehicles is somewhat unstable.

Board Member Woods asked about the trees in the back.

Mr. Sweitzer noted that the plan is to at least clean up the trees in the rear of the property, but it is an ongoing discussion between the property owners, tenants, and the City.

Mr. Eppert noted that the residents behind the property would like there to be some sort of screening between the business and the residences, and that it is being taken into account by the applicant.

Board Member Bailey asked about the colors on the maps provided.

Mr. Eppert provided an explanation.

Chairman Hatcher mentioned that she would like to see the trees saved, and asked about the fencing, and voiced concern about safety.

Mr. Sweitzer noted that if the trees have to come down, fencing would be installed all the way around the property. If the trees are to be kept, they are unsure if a fence would be needed or installed.

The public hearing closed at 6:18pm.

Motion by Board Member Martin, Seconded by Board Member Bailey, to accept the Staff proposed Findings of Fact and approve Case #24011, Peak Auto Group Variance - 217 N Madison St.

Vote on Motion:

Board Member Woods	Aye
Board Member Bailey	Aye
Chairman Hatcher	Aye
Board Member Harrison	Absent
Board Member Martin	Aye
Board Member Velasco	Absent

Motion passed 4-0-0

8. Staff Comments -

Mr. Eppert gave the Development Services monthly report. There will not be a meeting in October.

9. Board Member Comment - none

10. Adjournment

Motion by Board Member Woods, Seconded by Board Member Martin to adjourn.

Vote on Motion:

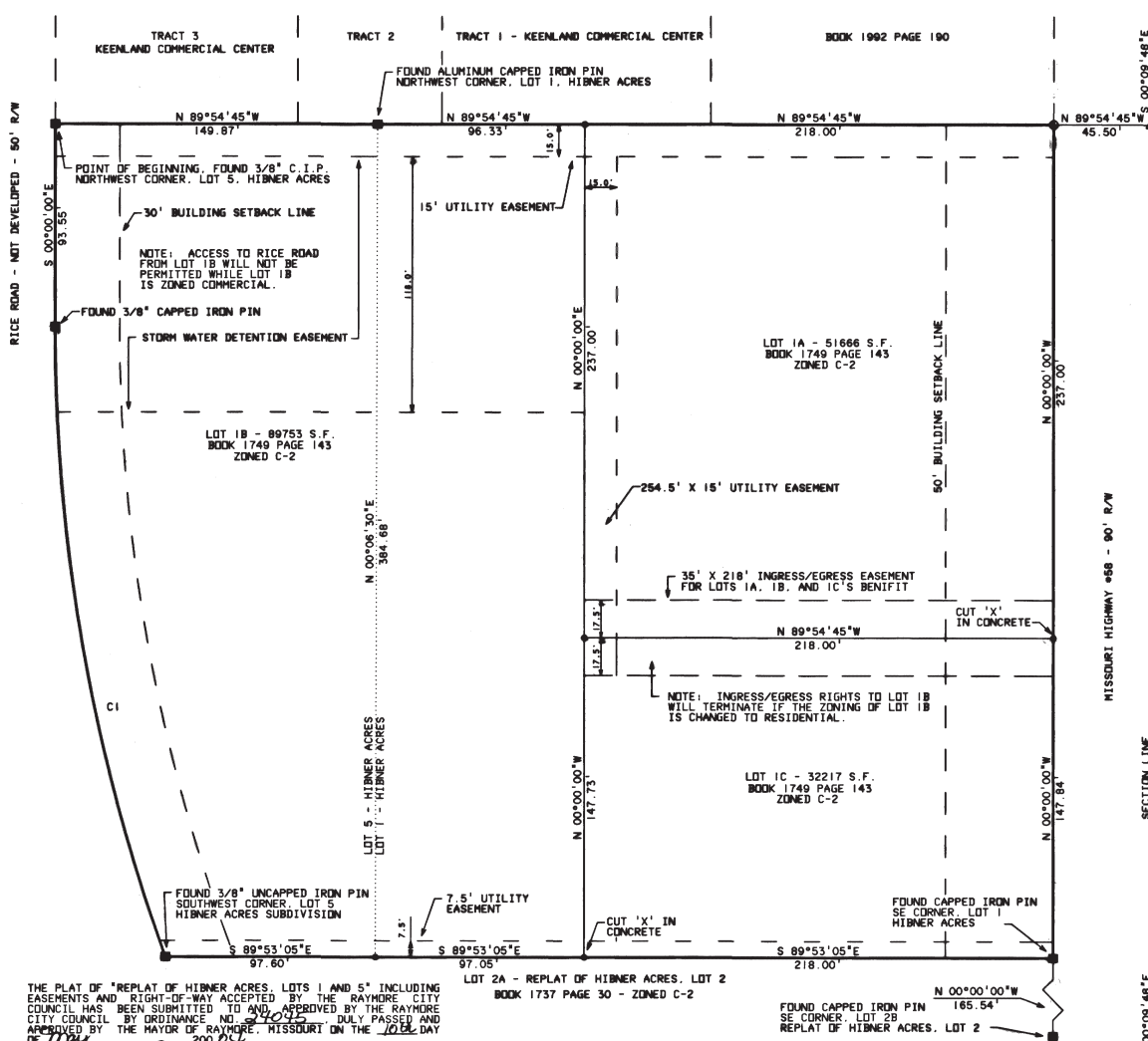
Board Member Woods	Aye
Board Member Bailey	Aye
Chairman Hatcher	Aye
Board Member Harrison	Absent
Board Member Martin	Aye
Board Member Velasco	Absent

Motion passed 4-0-0

The Board of Adjustment meeting for September 11, 2024 adjourned at 6:19 p.m.

Respectfully submitted,
Emily Jordan

REPLAT OF "HIBNER ACRES, LOTS 1 AND 5" A SUBDIVISION OF LAND IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI



FOUND UNCAPPED IRON PIN, NE CORNER, NE 1/4 16-46N-32W

- LEGEND: - FOUND UNCAPPED IRON PIN UNLESS NOTED, - SET 1/2" CAPPED IRON PIN AND NO MONUMENT FOUND OR SET, - SET 5/8" ALUMINUM CAPPED IRON PIN UNLESS NOTED

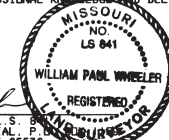
NOTE: THE PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 290070 DATED MAY 15, 1996

DEVELOPER/OWNER: ARTIE S. LAMBRECHT, TRUSTEE 7125 RAYTOWN ROAD RAYTOWN, MISSOURI 64133-6634

Table with columns: CURVE, DELTA ANGLE, RADIUS, ARC, TANGENT, CHORD, CHORD BEARING. Row 1: C 1, 19°58'41", 852.35', 297.20', 150.12', 296.70', S 10°02'15"E

LEGAL DESCRIPTION: ALL OF LOTS 1 AND 5, HIBNER ACRES, A SUBDIVISION OF LAND IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI, AS PREVIOUSLY PLATTED AND RECORDED.

CERTIFICATION: I CERTIFY THAT I HAVE MADE A FIELD SURVEY OF THE DESCRIBED TRACT AND THAT THIS PLAT IS A TRUE INDICATION OF FIELD CONDITIONS FOUND. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS ADOPTED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.



W. PAUL WHEELER, REGISTERED PROFESSIONAL ENGINEER, LEBANON, MISSOURI 65536

DEDICATION

THE UNDERSIGNED PROPRIETORS OF THE REAL ESTATE DESCRIBED HEREIN HAVE CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER AS SHOWN ON THIS PLAT, WHICH SUBDIVISION AND PLAT SHALL HEREAFTER BE KNOWN AS "REPLAT OF HIBNER ACRES, LOTS 1 AND 5". IT SHALL BE SUFFICIENT DESCRIPTION OF EACH LOT PLATTED HEREON TO BE DESIGNATED BY THE NUMBER AND ALPHA CHARACTER WHICH APPEARS ON SAID LOT, FOLLOWED BY THE WORDS "REPLAT OF HIBNER ACRES, LOTS 1 AND 5".

AN EASEMENT OR LICENSE IS HEREBY GRANTED TO THE UTILITY COMPANIES TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, WATER, GAS AND SEWER PIPES, POLES, WIRES AND ANCHORS AND ALL OR ANY OF THEM UPON THOSE AREAS IN THIS SUBDIVISION OUTLINED ON THIS PLAT AND DEDICATED BY THE WORDS "UTILITY EASEMENT".

THE USE OF ALL LOTS ON THIS PLAT SHALL BE SUBJECT TO ANY AND ALL RESTRICTIONS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN CASS COUNTY, MISSOURI.

OWNERS CERTIFICATE:

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, DEDICATED AND ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

IN WITNESS WHEREOF, THE UNDERSIGNED PROPRIETORS HAVE HERETO SET THEIR HANDS THIS 14th DAY OF July, 2004

Artie S. Lambrecht, Trustee

STATE OF Missouri, ss COUNTY OF Jackson

BE IT REMEMBERED THAT ON THIS 2nd DAY OF July, 2004 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE CAME ARTIE S. LAMBRECHT, TRUSTEE OF THE ARTIE S. LAMBRECHT INTER VIVOS TRUST TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING AND DULY ACKNOWLEDGED THE EXECUTION OF SAME. MY TESTIMONY WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

NOTARY PUBLIC: Barbara Ghatshen

BARBARA GHATSHEN, NOTARY PUBLIC-NOTARY SEAL, STATE OF MISSOURI, JACKSON COUNTY, MY COMMISSION EXPIRES JULY 15, 2004

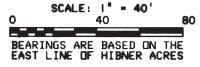
THE PLAT OF "REPLAT OF HIBNER ACRES, LOTS 1 AND 5" INCLUDING EASEMENTS AND RIGHT-OF-WAY ACCEPTED BY THE RAYMORE CITY COUNCIL HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE CITY COUNCIL BY ORDINANCE NO. 2004-15 DULY PASSED AND APPROVED BY THE MAYOR OF RAYMORE, MISSOURI ON THE 23rd DAY OF July, 2004.

MAYOR: [Signature] ATTEST: [Signature] CITY ENGINEER: [Signature] CITY CLERK: [Signature]

ENTERED ON TRANSFER RECORD THIS 23rd DAY OF July, 2004. DEPUTY RECORDER OF DEEDS: [Signature]

THE PLAT OF "REPLAT OF HIBNER ACRES, LOTS 1 AND 5" HAS BEEN SUBMITTED TO AND APPROVED BY THE RAYMORE PLANNING AND ZONING COMMISSION THIS 2nd DAY OF July, 2004.

HELEN WARTHELY, SECRETARY



BEARINGS ARE BASED ON THE EAST LINE OF HIBNER ACRES

STATE OF MISSOURI, COUNTY OF JACKSON, CERTIFIED TRUE AND CORRECT COPY JUL 13 P. 17.5, 2004, GIB, IDENTITY

302043

4110

WHEELER AND ASSOCIATES, LEBANON, MISSOURI

Table with columns: SCALE: 1"=40', APPROVED BY: [Signature], DRAWN BY: JPW, DATE: 4/28/04, DISK 401, RESUBDIVISION OF LOTS 1 & 5, HIBNER ACRES SUBDIVISION, RAYMORE, CASS COUNTY, MISSOURI

Table with columns: REQUESTED BY: CASEY'S GENERAL STORES, DRAWING #: 3-039

LIST OF USES IN C-2 DISTRICTS			
	C-2		
COMMERCIAL USES			S - Special Conditions
Adult Business	S		C - Conditional Use Permit
Animal Services			P - Permitted Use
Kennel	C		
Veterinary Services	P		
Art Gallery	P		
Banks and Financial Services			
Banks	P		
Payday Loan Store	C		
Consumer Loan Establishment	C		
Pawn Shop	C		
Body Art Services	C		
Business Support Service	P		
Comprehensive Marijuana			
Dispensary Facility	P		
Microbusiness Dispensary Facility	P		
Testing Facility	P		
Day Care			
Day Care Center	S		
Eating and Drinking Establishment			
Restaurant	S		
Tavern	C		
Entertainment and Spectator Sports			
Indoor	P		
Outdoor	C		
Funeral and Interment Services			
Cremating	C		
Funeral Home	P		
Lodging			
Bed and Breakfast	S		
Hotel or Motel	P		
Medical or Dental Clinic	P		
Office	P		
Personal and Consumer Service	P		
Retail Sales			
Small (up to 100,000 gfa)	S		
Self Storage Facility, Indoor	S		
Sports and Recreation, Participant			
Outdoor	P		
Indoor	P		
Vehicle Sales and Service			

Loren

Car Wash	S		
Gas Station	C		
Motor Vehicle Repair	C		

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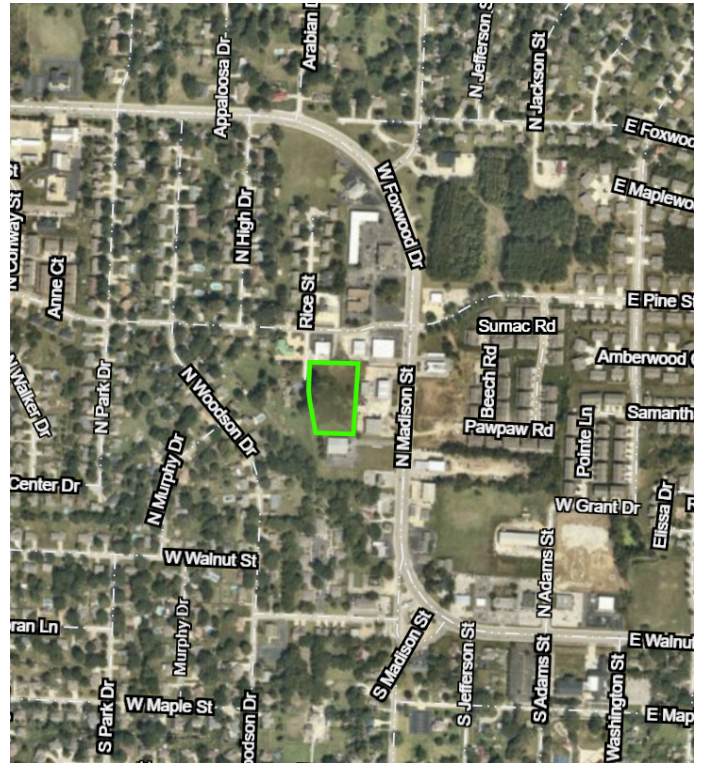
VARIANCE OF USE FOR LOT 1B OF HIBNER ACRES

APPLICANT	
Property Owner:	Tyler Newell
Engineering/Arch. Firm	N/A

PROJECT LOCATION	REQUESTED ACTION
Lot 1B Hibner Acres East of Rice Street, South of W Pine Street and West of N Madison Street	Variance of Development Standard (Use): Section 410.020(H)

PROJECT NARRATIVE

An application was filed requesting a variance to the Unified Development Code (UDC) Section 410.020(H), allowing for the Construction Sales and Service land use at the property described above. Currently, the property is zoned "C-2" General Commercial District, which prohibits the requested land use.



ZONING AND LAND USE SUMMARY

EXISTING ZONING

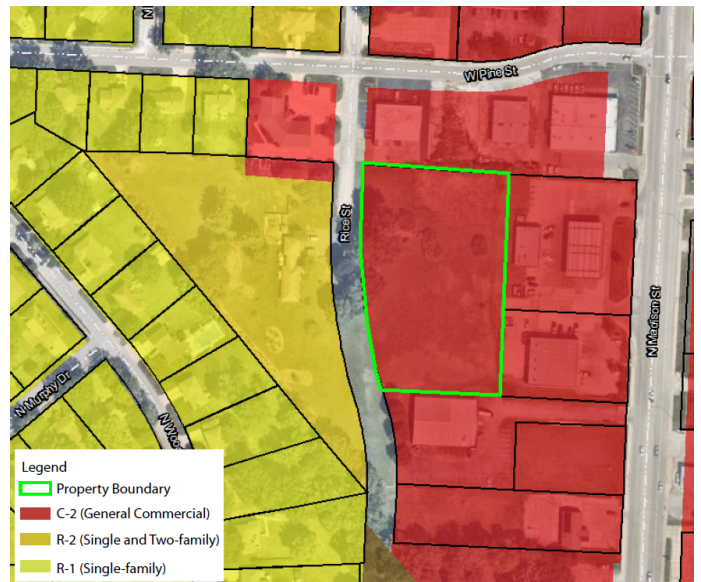
"C-2" General Commercial

SURROUNDING ZONING & LAND USE

North: "C-2" General Commercial District - Sport and Recreation Participant

South: "C-2" General Commercial District - Retail Sales, Small

East: "C-2" General Commercial District - Gas Station & Retail Sales, Small



West: "R-2" Single and Two-Family Residential District - Dwelling, Single-family Detached

TOTAL TRACT SIZE

1.96 Acres
Length North to South: +/-380-ft
Width East to West: +/- 250-ft



NW Corner of Site Looking SE from Rice Street



SE Corner of Site Looking NW



NE Corner of Site Looking SW
(Existing Storm Detention)

INFORMATIONAL NOTICES OR MEETINGS

NOTICE	DATE
Good Neighbor Notice	• Mailed Jan 24, 2025
Public Hearing Notice	• Jan 23, 2025

PAST PLANNING ACTIONS

1. On March 9, 2004, the Board of Zoning Adjustment approved a variance from then Section 405 Table D. Area, Bulk, and Height Regulations-Commercial and Industrial, which required the commercially zoned lot of Hibner Acres to have a minimum of 100-ft of street frontage. The variance allowed for 0-ft of frontage to be required as there were plans to vacate the right-of-way that contained Rice Street along the property’s west boundary. Access by way of easement dedication was to be granted on a future replat of the property that allowed access from N Madison Street to the east.
2. On April 6, 2004, the Planning and Zoning Commission voted to recommend approval for a replat of Hibner Acres, which created lot 1B (subject of this Variance Application) and required that no access be allowed to Rice Street if the property remained commercially zoned. Furthermore, the plat dedicated an access easement between the now Casey’s General Store and O’Reilly Auto Parts buildings to N Madison Street.
3. On May 4, 2004, The Planning and Zoning Commission voted to recommend approval for a request to vacate a portion of Rice Street, which was forwarded to the City Council and approved on June 14, 2004, by Bill 1733. All but 100-ft of the right-of-way containing Rice Street was vacated along the frontage of Hibner Acres Lot 1B. With the approval of the vacation, the variance granted by the Board of Zoning Adjustment on March 9, 2024 from Section 405 Table D was no longer necessary, however is still active on the property.

STAFF COMMENTS

1. This is the first step in the process for Lot 1B of Hibner Acres to be developed by the applicant. Mr. Newell desires to construct a small business oriented

development that has flexibility in allowed land uses ranging from contractors to office and service tenants. Staff suggests that the Board of Zoning Adjustment (BZA) consider a condition listing allowable uses, which incorporates the Construction Sales and Service land use and limits others deemed inappropriate for this property given the residential zoning to the west and what can be seen of the property from N Madison Street.

While other avenues, such as rezoning the property to Business Park or an Industrial District, may also be contemplated to allow the proposed land use, they may not be the most appropriate. Those more intense districts permit land uses that are incompatible with the area surrounding Hibner Acres and fail to align with the city's Growth Management Plan.

2. The BZA should require as a condition the rezoning of Lot 1B Hibner Acres to "C-2P", which will allow the city to negotiate development standards for the project as it pertains to site layout, screening, architecture, etc.
3. Lastly, require that a Site Plan be submitted and approved to ensure that the necessary public infrastructure and other development standards are being met, otherwise the variance will become void.

FINDINGS OF FACT

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in dealing with a variance of use request. Section 470.060 directs the Board of Adjustment to make determinations on the following four (4) findings of fact:

1. The strict application of the provisions of the Unified Development Code would constitute an unnecessary hardship upon the applicant or landowner.

Lot 1B of Hibner Acres is currently zoned "C-2" General Commercial District. This zoning designation is intended for high-traffic mid-sized retail and commercial businesses along arterial corridors, such as N Madison/58 HWY. Properties zoned "C-2" that lack frontage along the city's primary roadways may struggle to attract the permitted land uses identified by the Unified Development Code (UDC) Section 410.020(H). Considering other appropriate uses for properties that are already served by public infrastructure and utilities may be necessary. Otherwise, land may sit undeveloped for unknown lengths of time further straining city resources.

2. Relief is necessary because of the unique character of the property.

Lot 1B of Hibner Acres currently has limited access to a public street (N Madison Street) through an easement which crosses both Lots 1A and 1C of Hibner Acres. This access easement was established when the property was replatted in 2004. Moreover, while Lot 1B is zoned commercially, the plat restricts access to Rice Street unless the zoning were to be changed to a non-commercial zoning district.

With the lack of any significant frontage to a public street. This can present challenges for businesses that wish to advertise with signage as it likely will go unseen by nearby traffic.

Lastly, with the west side of the property abutting a residential zoning district and the northern portion of the lot being occupied by stormwater detention facilities designed to detain water from multiple properties in the area, the lot may be limited in terms of space that is developable. Many of the permitted uses in the "C-2" zoning district require site development standards, such as off-street parking requirements, that would make the property not easy or developable at all if proposed, further emphasizing the need to make considerations for more appropriate uses on the unique property.

With the access restrictions, limited visibility, site constraints, and the property being surrounded by developed parcels, staff believes the property may lend itself to some land uses not currently permitted in the "C-2" District.

3. The variance will not destroy the preservation of the Growth Management Plan.

The Future Land Use Map associated with the Growth Management Plan does indicate that the property should be used in some sort of commercial capacity and defines the Commercial Land Use as: *Areas most appropriate for retail uses, offices, and most commercial businesses.*

4. Granting the variance will result in substantial justice for all.

Staff believes that granting the variance would be beneficial for the property owner by allowing the proposed land use so the property may be developed. The neighbors to the west of Rice Street may benefit from the development of the property by way of providing an appropriate buffering between the residential use and more intense commercial gas station and retail store uses along N Madison Street. Finally, the city would benefit from the approval of the requested variance as it would allow the property to potentially be developed, improving the city's image and return on investment for the area.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Board of Zoning Adjustment	Review & Decision	02/12/2025

STAFF RECOMMENDATIONS

Staff has reviewed the applicable sections of the UDC as it pertains to the request and recommends approval of the Variance Application with the following conditions:

1. The variance shall permit the Construction Sales and Service land use on Lot 1B of Hibner Acres including the uses permitted in the "C-2" General Commercial District, except:
 - a. Adult Business
 - b. Animal Services - Kennel
 - c. Banks and Financial Services
 - d. Daycare
 - e. Eating and Drinking Establishment
 - f. Lodging
 - g. Self Storage Facility, Indoor
 - h. Sports and Recreation, Participant - Outdoor
 - i. Vehicle Sales and Service

2. The applicant shall submit an application to rezone Lot 1B of Hibner Acres from "C-2" General Commercial to "C-2P" General Commercial-Planned District for the purposes of establishing specific development standards for the property through the Conceptual Site Plan process.

3. Following approval of the Rezoning and Conceptual Site Plan, an application shall be submitted for a Site Plan that meets the development standards of the UDC including those established by the "C-2P" District Conceptual Site Plan.

4. The rezoning application shall be submitted and approved within 1-year of the decision of the Board of Zoning Adjustment for the variance request. Failing to submit and receive approval of the rezoning application will result in the variance request becoming void.

PROJECT ATTACHMENTS

1. Replat of Hibner Acres Lots 1 and 5 - For Reference
2. List of Uses in "C-2" Districts - For Reference

MONTHLY DEPARTMENT REPORT JANUARY 2025

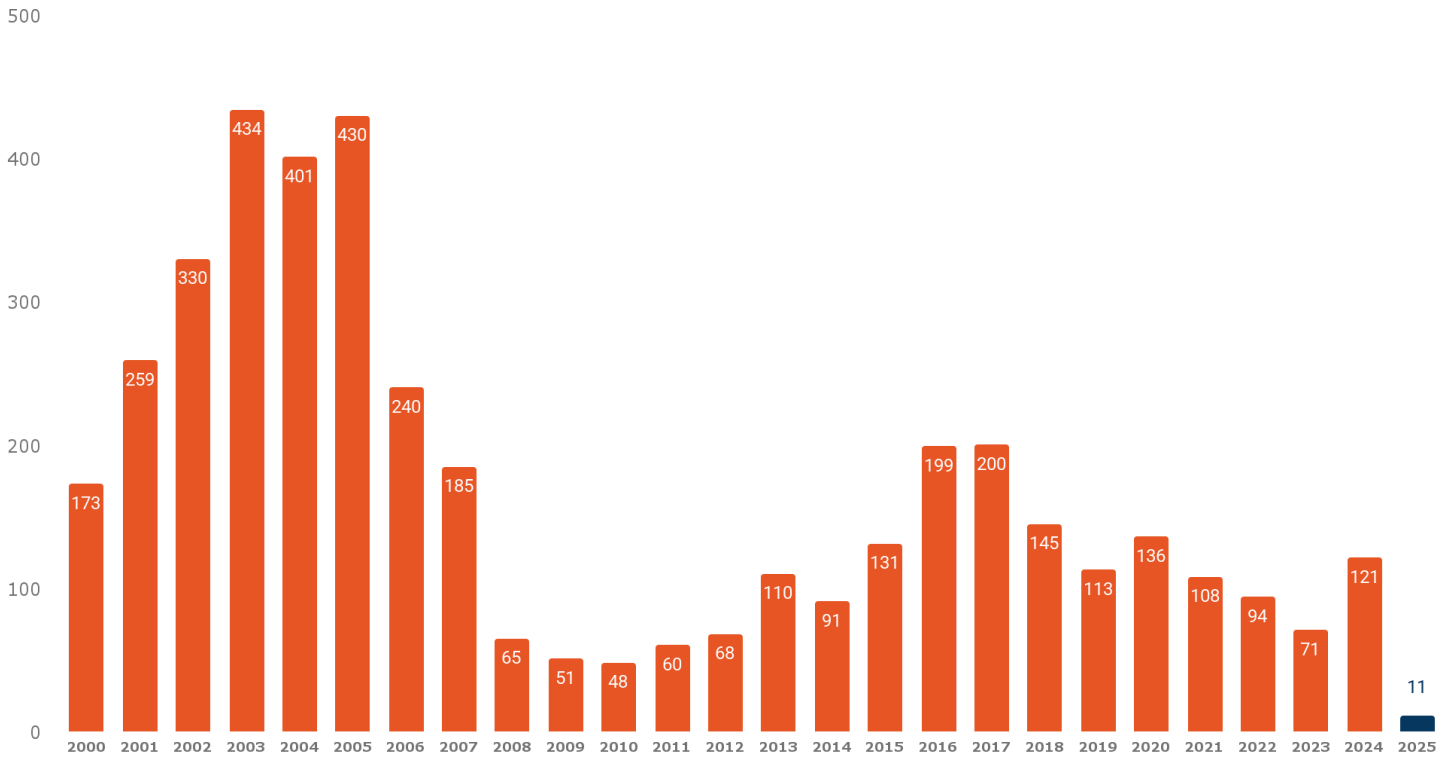
BUILDING PERMIT & INSPECTION ACTIVITY -

TYPE OF PERMIT	JAN 2025	2025 YTD	2024 YTD	2024 TOTAL
Detached Single-Family Residential	11	11	2	121
Attached Single-Family Residential	0	0	0	80
Multi-Family Residential (apartment)	0	0	0	13
Miscellaneous Residential (deck; roof)	35	35	40	733
Commercial - New, Additions, Alterations	1	1	1	35
Sign Permits	6	6	2	70
BUILDING INSPECTIONS	JAN 2025	2025 YTD	2024 YTD	2024 TOTAL
Total No. of Inspections	336	336	382	4,871
Residential Inspections	206	206	178	3,107
Commercial Inspections	130	130	204	1,764
INVESTMENT	JAN 2025	2025 YTD	2024 YTD	2024 TOTAL
Total Residential Permit Valuation	\$4,232,220	\$4,232,220	\$707,310	\$59,015,960
Total Commercial Permit Valuation	\$346,000	\$346,000	\$864,310	\$38,506,341

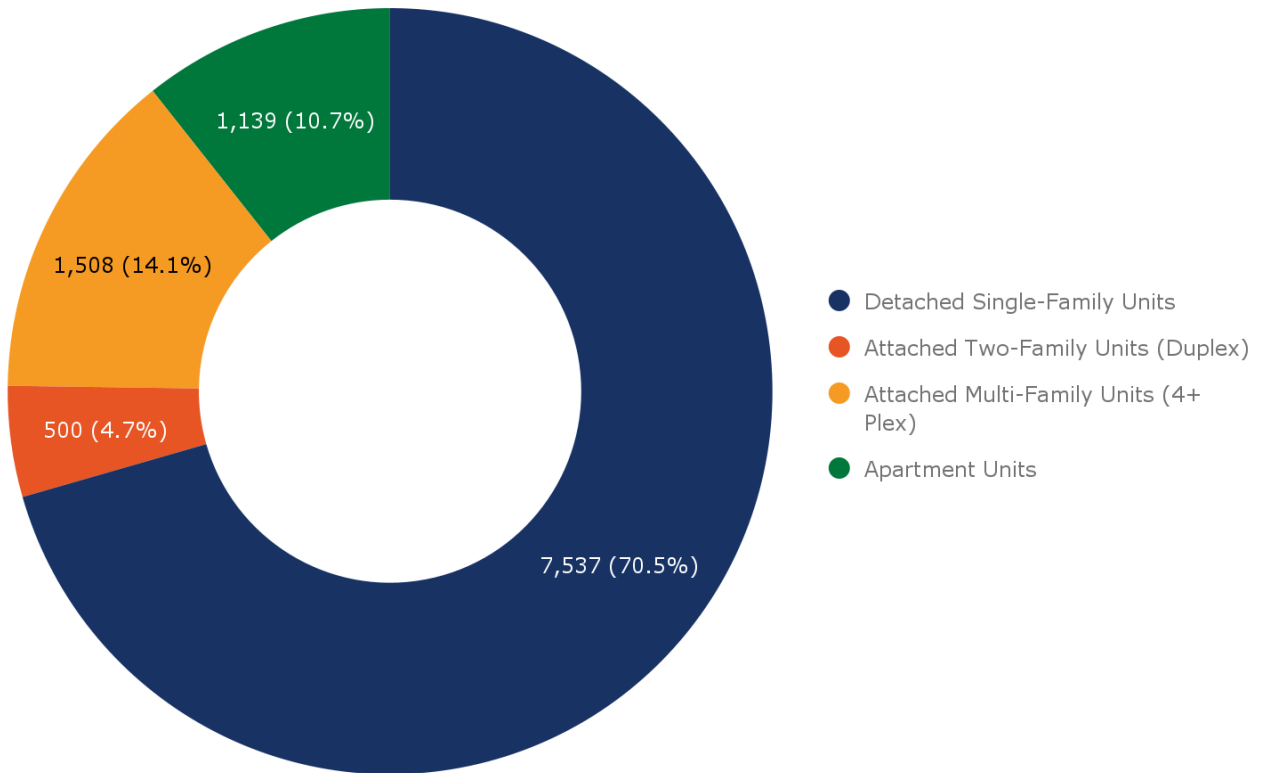
BUILDING CONSTRUCTION ACTIVITY -

- Building construction of the multi-tenant building located at [1830-1838 W. Foxwood Drive](#). Storefront windows and exterior finishings continue to progress on the project, as well as interior work.
- A tenant finish permit was issued for Einstein Bros. Bagels at 1838 W. Foxwood Drive, within the multi-tenant building under construction at the Raymore Galleria.
- Interior work continues within the Nuuly facility and Southern Glazers Wine & Spirits including expansions of operations and sorting equipment systems.

Single Family Housing Permit Trends 2000-2025



Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	JAN 2025	2025 YTD	2024 YTD	2024 TOTAL
Code Enforcement Cases Opened	35	35	50	764
<i>Notices Mailed</i>				
-Tall Grass/Weeds	0	0	0	160
- Inoperable Vehicles	23	23	32	257
- Junk/Trash/Debris in Yard	3	3	5	127
- Object placed in right-of-way	0	0	0	11
- Parking of vehicles in front yard	2	2	1	41
- Exterior home maintenance	2	2	8	83
- Other (trash at curb early; signs; etc)	0	0	0	0
Properties mowed by City Contractor	0	0	0	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	0	0	0	5
Signs in right-of-way removed	82	82	42	670
Violations abated by Code Officer	3	3	4	48
Citations Issued	10	10	-	-

ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL -

JANUARY 7, 2025 PLANNING AND ZONING COMMISSION -

- Meeting canceled due to lack of business items

JANUARY 13, 2025 CITY COUNCIL -

- No Development Services items

JANUARY 21, 2025 PLANNING AND ZONING COMMISSION -

- Meeting canceled due to lack of business items

JANUARY 27, 2025 CITY COUNCIL -

- No Development Services items

UPCOMING MEETINGS -

FEBRUARY 4, 2025 PLANNING AND ZONING COMMISSION -

- Raymore Gateway Lots 1-2 Final Plat

FEBRUARY 10, 2025 CITY COUNCIL -

- 1st Reading - Raymore Gateway Lots 1-2 Final Plat

FEBRUARY 12, 2025 BOARD OF ZONING ADJUSTMENT -

- Hibner Acres Variance of Use - Construction Sales & Service (public hearing)

FEBRUARY 18, 2025 PLANNING AND ZONING -

- Meeting cancelled, no items scheduled

FEBRUARY 24, 2025 CITY COUNCIL -

- 2nd Reading - Raymore Gateway Lots 1-2 Final Plat

JANUARY DEPARTMENT ACTIVITY & EVENTS -

- Development Services Director David Gress and City Planner Dave McCumber researched and prepared materials for the Jan. 6 City Council Work Session on potential amendments to the Unified Development Code.
- Development Services Director David Gress attended the monthly meeting of the Raymore Chamber of Commerce Membership Committee.
- Development Services staff attended the Raymore Chamber of Commerce Coffee and Conversation event at the Raymore Activity Center.
- Economic Development Director Jordan Lea attended an Executive Committee meeting and Transportation Core Group meeting with Workforce YOU.
- Mayor Kris Turnbow and City staff attended the ribbon cutting celebration for [Chick-fil-A](#). Chick-fil-A opened its newest location Jan. 9, at 1920 W Foxwood Drive. It will be open from 6:30 a.m. to 10 p.m. Monday through Saturday.
- Economic Development Director Jordan Lea attended Missouri Economic Development Council's Public Policy meeting.



- The City of Raymore hosted the January Raymore Chamber of Commerce Coffee and Conversation event at the Raymore Activity Center, 1011 S. Madison St.

- GIS Coordinator Thomas Ehlinger developed an interactive mapping application to assist Development Service staff with review and tracking of development and permit applications.



- Development Services Director David Gress and City Planner Dave McCumber met with new Board of Adjustment member Todd Berck. Berck was appointed to the Board of Adjustment in December of 2024.

- Economic Development Director Jordan Lea presented the Annual Tax Increment Financing (TIF) report to the City Council.

- Economic Development Director Jordan Lea, Development Services Director David Gress and Development Intern Brielle Atwell attended the Raymore Chamber of Commerce's Events Committee meeting.

- Economic Development Director Jordan Lea attended the Kansas City Area Development Council's Women in Development networking event.

- Economic Development Director Jordan Lea and Development Intern Brielle Atwell attended the monthly Workforce YOU partner meeting.

- Economic Development Director Jordan Lea attended the Childcare and Transportation Workforce YOU focus group meetings.

- Development Services Director David Gress and City Planner Dave McCumber met with the Raymore-Peculiar School District to review ongoing development activities in the city.

- Development Services Director David Gress attended the monthly Raymore Chamber of Commerce Board meeting.

- Economic Development Director Jordan Lea attended Mid-America Regional Council's Developing KC's Circular Economy meeting.

- Mayor Turnbow and Economic Development Director Jordan Lea attended the monthly Raymore Chamber of Commerce Board meeting.

- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's weekly legislative update meeting.



- The City welcomed our new Development Intern Brielle Atwell. Brielle is a senior at Raymore-Peculiar’s LEAD Center.
- Development Services Director David Gress met with newly appointed Planning and Zoning Commissioner Aaron Harrison. Commissioner Harrison was recently appointed, moving up from the Board of Zoning Adjustment.
- Development Services staff attended the monthly South KC Planners luncheon in Belton, MO.
- Economic Development Director Jordan Lea presented the 2024 Economic Development Annual Report to the City Council.
- Economic Development Director Jordan Lea testified in support of House Bill 269 (HB 269 “Authorizes the "Child Care Contribution Tax Credit Act", the "Employer-Provided Child Care Assistance Tax Credit Act", and the "Child Care Providers Tax Credit", relating to tax credits for child care”).
- Economic Development Director Jordan Lea facilitated the Workforce YOU strategic communications monthly meeting.
- Human Resources Director Shawn Aulgur and Economic Development Director Jordan Lea attended the Get On The Bus! Real World Learning Partner luncheon.

