



AGENDA

Raymore Board of Adjustment Regular Meeting
City Hall – 100 Municipal Circle
Wednesday, September 10, 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 June 11, 2025 Meeting

6. Unfinished Business

7. New Business

- A. 25029 Saddlebrook 1st Plat Variance (public hearing)
- B. 25030 Prairie Pines Lot 3 Variance (public hearing): Application Withdrawn

8. Staff Report

- A. August 2025 Department 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, JUNE 11, 2025** IN THE COUNCIL CHAMBERS AT RAYMORE CITY HALL, 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI WITH THE FOLLOWING BOARD MEMBERS PRESENT: TODD BERCK, TERRI WOODS, PAM HATCHER, BEN BAILEY, AND JERRY MARTIN. ABSENT WAS STEPHANIE VELASCO. ALSO PRESENT WERE DEVELOPMENT SERVICES DIRECTOR DAVID GRESS, CITY PLANNER DAVE MCCUMBER, AND ADMINISTRATIVE ASSISTANT EMILY JORDAN.

1. **Call to Order** – Chairman Hatcher called the meeting to order at 6:06 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 February 12, 2025 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 Berck	Aye
Board Member Martin	Aye
Board Member Velasco	Absent

Motion passed 5-0-0

6. Unfinished Business – None

7. New Business

a. Case #25018 - 204 N Evans Fence Setback Variance (*Public Hearing*)

The public hearing opened at 6:08pm.

Sara Kneeland, owner of the property, came to the podium to give an overview of the request. The request is to bring the fence closer to the front of the property to be able to use more of the back yard, while bringing the fence more in line with the surrounding buildings.

City Planner Dave McCumber gave the Staff report, including the project narrative, existing and surrounding zonings, public hearing notices, past planning actions, staff comments, and Staff recommendation. There will be a 6' fence coming to the front of the property. The property was purchased with the intention of using all of the outdoor space and will need a fence around the front of the property to be able to utilize all of the space. The front building line will be where the fence will be erected. The section of the fence in the right-of-way shall be opaque and landscaped. Staff recommends the Board accept the proposed findings of fact and approve the Case.

Board Member Woods asked what type of landscaping will be installed around the fence.

Ms. Kneeland noted that there is a lot of rock around the property which will be removed. Sod and bushes are set to be installed, but those can be changed if the Board would like to see something else installed.

Board Member Bailey asked about the zoning to the west.

Mr. McCumber noted that it is zoned as agricultural.

The public hearing closed at 6:13pm.

Motion by Board Member Woods, Seconded by Board Member Bailey to accept the Staff proposed Findings of Fact and approve Case #25018, 204 N Evans Fence Setback Variance.

Vote on Motion:

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

Motion passed 5-0-0

b. Case #25019 - 1520 Blueskye Building Setback Variance (Public Hearing)

The public hearing opened at 6:13pm.

Kevin Como, homeowner, came to the podium to give an overview of the request. Mr. Como noted that an addition they would like to add encroaches into the rear setback and would like a variance to be approved so they may build it as desired.

City Planner Dave McCumber gave the Staff report, including the project narrative, existing and surrounding zonings, public hearing notices, past planning actions, staff comments, and Staff recommendation. The owner is requesting an 11' adjustment to the rear setback of 30'. This would bring the total setback to 19' if approved. There is a vacant tract behind the rear of the property that would provide a buffer between the addition and Hubach Hill Rd. Staff recommends the Board accept the proposed findings of fact and approve the Case.

The public hearing closed at 6:16pm.

Motion by Board Member Woods, Seconded by Board Member Bailey to accept the Staff proposed Findings of Fact and approve Case #25019 - 1520 Blueskye Building Setback Variance.

Vote on Motion:

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

Motion passed 5-0-0

c. Case #25020 - 601 Heron Street Fence Setback Variance (Public Hearing)

The public hearing opened at 6:17pm.

Lana Maddox, homeowner, came to the podium to give an overview of the request. She inherited the house from her parents, and has some safety concerns since she is a retired cop. She believes that where the fence is currently located is a safety hazard as it would allow access to her roof if someone were to climb it. Ms. Maddox requests that the front fence line be moved to the front of the house, eliminating the 10' fence setback, as a protection measure. She also requests that the fence go to the build line on the west side of the property, encroaching into the 65' side yard setback. There are solar panels in the back yard, and she would like the fence to be on the outside of the solar panels, with room allowing her to get around the panels to mow, securing a pond in the rear yard.

City Planner Dave McCumber gave the Staff report, including the project narrative, existing and surrounding zonings, public hearing notices, past planning actions, staff comments, and Staff recommendation. The homeowner is requesting two variances for the fence, to allow the fence to come up to the front corner of the home, and to allow the fence to encroach into the build line. Ms. Maddox has had issues with people trespassing on her property to fish in her pond and needs a fence to help solve the issue. Her surrounding neighbors are on board with her plans for the fence. Staff recommends the Board accept the proposed findings of fact and approve the Case.

Board Member Woods asked if the fence would go around the entire yard, and along the side of the pond shared with her neighbor.

Ms. Maddox noted that yes, the fence will be installed to the south as well and go around her half of the pond.

Chairman Hatcher asked if the pond was truly a pond, or if it was a septic pond.

Ms. Maddox noted that it is a regular pond.

Chairman Hatcher asked if there were any easements that needed to be taken into consideration.

Mr. McCumber noted that there are no easements to worry about, and no sewer or water lines should be hit during this project.

Board Member Berck asked what the future plans, if any, include for Sandpiper Street, which sits to the west of the property.

Mr. McCumber noted there are no planned street improvements for Sandpiper St., and that there are no sidewalks that would be in the way for this project.

Board Member Berck asked how the fence would be installed around the pond.

Ms. Maddox noted that it will go around the west side of the pond.

Board Member Berck asked if Ms. Maddox knew where the neighbor in favor of the project was located.

Ms. Maddox did not know where the neighbor in favor lived, but wanted to note that there are no sidewalks in that neighborhood because the residents in the neighborhood asked the City not to install sidewalks.

Board Member Bailey asked what the existing setback requirements were.

Mr. McCumber noted that the setbacks for this property are 65' on the north and west sides. Ms. Maddox would be able to build the westerly fence on the setback line without the variance, but would like to build the fence further to the west, making the variance a necessity.

The public hearing closed at 6:33pm.

Motion by Board Member Woods, Seconded by Board Member Martin to accept the Staff proposed Findings of Fact and approve Case #25020 - 601 Heron Street Fence Setback Variance.

Vote on Motion:

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

Motion passed 5-0-0

8. Staff Comments -

Mr. Gress gave the department update from the last month, and noted that there are no upcoming meetings.

Sara Kneeland thanked the Board for their approval, and is looking forward to working with Raymore residents.

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 Berck	Aye
Board Member Martin	Aye
Board Member Velasco	Absent

Motion passed 5-0-0

The Board of Adjustment meeting for June 11, 2025 adjourned at 6:37 p.m.

Respectfully submitted,
Emily Jordan

SADDLEBROOK 1ST PLAT VARIANCE

APPLICANT -

Property Owner: Good Point Land LLC
Engineering/Arch. Firm: Snyder & Associates, Inc.

PROJECT LOCATION

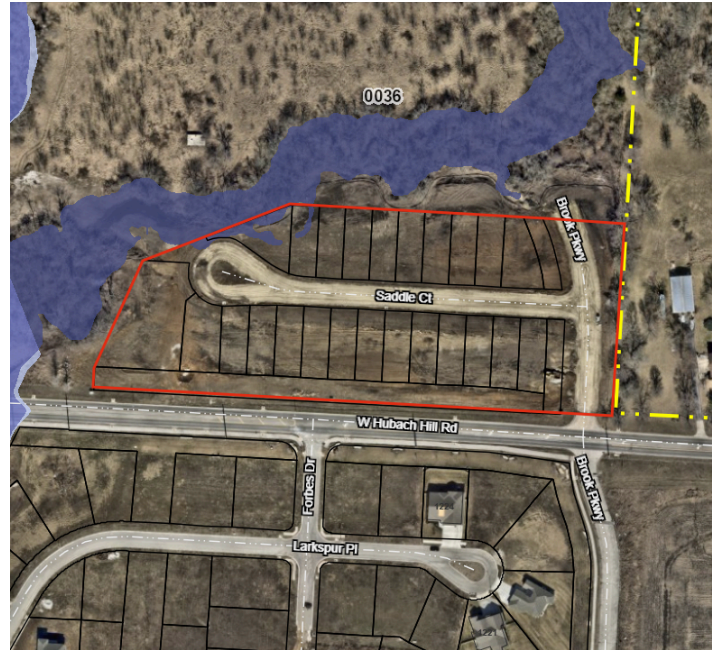
Saddlebrook 1st Plat
NW Corner of Brook PKWY & Hubach Hill Rd

REQUESTED ACTION

Variance of Development Standard: Section 405.030 A.

PROJECT NARRATIVE

An application was filed requesting a variance to the Unified Development Code Section (UDC) 405.030(A), allowing for a reduction of 10-ft to the rear yard setback for the lots within the 1st plat of the Saddlebrook subdivision. The UDC requires that homes in an "R-1P" Single Family Residential District, Planned, have a 30-ft rear yard setback. The variance would allow the setback to be reduced to 20-ft.



ZONING AND LAND USE SUMMARY -

EXISTING ZONING

"R-1P" Single Family Residential Planned District

SURROUNDING ZONING & LAND USE

North: "R-1P" Single Family Residential Planned District & "R-1" Single Family Residential District/Dwelling, Single-family Detached

South: "R-1P" Single Family Residential Planned District, Dwelling, Single-family Detached

East: Unincorporated Cass County

West: "R-1P" Single Family Residential Planned District & "R-1" Single Family Residential District/Dwelling, Single-family Detached

TOTAL TRACT SIZE

5.74 +/- Acres
23 Lots & 4 Tracts
4.01 Units Per Acre

INFORMATIONAL NOTICES OR MEETINGS -

NOTICE

DATE

- | | |
|---|-------------------|
| Good Neighbor Notice (mailed) | • August 15, 2025 |
| Public Hearing Notice (North Cass Herald) | • August 21, 2025 |

PAST PLANNING ACTIONS -

1. The property was rezoned to "R-1P" Single-family Residential Planned District, on July 27, 2021 by the City Council.
2. The City Council approved the preliminary plat for Saddlebrook on June 12, 2023.
3. The 1st Plat of Saddlebrook was approved by the City Council on November 27, 2023.

STAFF COMMENTS -

1. Since the project's final plat was approved, the developer is nearing completion of the public improvements, and is in the process of selling the lots to a homebuilder. The new owner and builder provides varied housing products that do not all fit within the buildable envelope on the lots given the existing setbacks due to varied home plans and building projections.

2. To better fit the home plans on the lots within the 1st Plat, the owner is requesting the variance which will lengthen the depth of each lot's buildable area by 10-ft by reducing the rear yard setback from 30-ft to 20-ft. The request would allow for more varied home plans with differing projections on the lots than the current buildable area provides.
3. Lots along the south side of Saddle Court abut a 30-ft wide landscape buffer that runs parallel to Hubach Hill Road. The lots to the north of Saddle Court abut a natural drainageway protected by flood plain.
4. The variance, if approved, would only apply to the lots within the 1st Plat. Future lots will be platted with sufficient depth to be built upon utilizing the existing 30-foot rear yard setback under the R1-P zoning.

FINDINGS OF FACT -

Section 470.060 of the Unified Development Code directs the Board of Adjustment concerning their actions in the deliberation of variance of development standard request. Section 470.060(E) directs the Board of Adjustment to make determinations on eight (8) findings of fact:

1. The variance requested arises from such a condition which is unique to the property in question and which is not ordinarily found in the same zone or district; and is not created by an action or actions of the property owner and applicant or their agent, employee or contractor.

Saddlebrook 1st Plat is bounded on the north by a flood zone containing a natural drainage way. To the south along Hubach Hill Road, a 30-ft wide landscape buffer exists along the length of the subdivision that provides a buffer between the homes in the subdivision and the roadway. Due to the location of the natural features and public road, the subdivision has limited space for lots to be developed, specifically for this first plat. The depths of the lots are constrained based on the required buffers and natural features. Given these limitations, the property has unique circumstances which are not ordinarily found in similar zoning districts. Moreover, the owner of the property did not create these existing features, which limit the developable area of the property. The Code discourages platting lots that encroach into a delineated floodplain.

2. The strict application of the provisions of the Unified Development Code of which the variance is requested will constitute an unnecessary hardship or practical difficulty upon the property owner represented in the application and that such unnecessary hardships or practical difficulties are not generally applicable to other property in the same district.

The strict application of the UDC prevents the builder from utilizing the housing products they have available due to the lack of depth and standard setbacks of the platted lots of Saddlebrook. The request to reduce the rear yard setback opens the building envelopes enough to fit the builder's homes on the lots.

3. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents

Due to the specific characteristics of this 1st plat, the request would not impact the rights of adjacent property owners or residents. The required buffers between the subject property to the west (Stonegate of the Good Ranch) are not being altered or reduced, and the landscape buffer and natural floodplain buffer to the north and south are also not being altered.

4. The granting of the variance will not result in advantages or special privileges to the applicant or property owner that this code denies to other land, structures or uses in the same district.

The granting of the variance would not give the property owner special privileges over surrounding ownerships. The surrounding properties are not as constrained by existing built infrastructure and natural features. All future owners of the lots within the first plat will share the same advantage of variance if approved.

5. Whether the requested variance is the minimum variance necessary to provide relief.

The reduction of the rear yard setback by 10-ft is the minimum variance necessary for the builder to utilize their current portfolio of homes.

6. The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

The variance, if granted, will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

7. The granting of the variance desired will not be opposed to the relevant purposes and intents of this Unified Development Code.

The requested variance does not oppose the purposes and intent of the UDC. Required setbacks and buffers are still provided throughout the project.

8. The variance will result in substantial justice being done, considering both the public benefits intended to be secured by this code and the individual hardships or practical difficulties that will be suffered if the variance request is denied.

An approved variance would be justice for the public and the applicant as the public infrastructure has been constructed, lots have been platted, and homes will be built. Otherwise the property could remain vacant for an unknown amount of time until another builder purchases the lots.

PROJECT REVIEW SCHEDULE

COUNCIL, COMMISSION OR BOARD	ACTION	DATE
Board of Zoning Adjustment	Review & Decision	September 10, 2025

STAFF RECOMMENDATIONS -

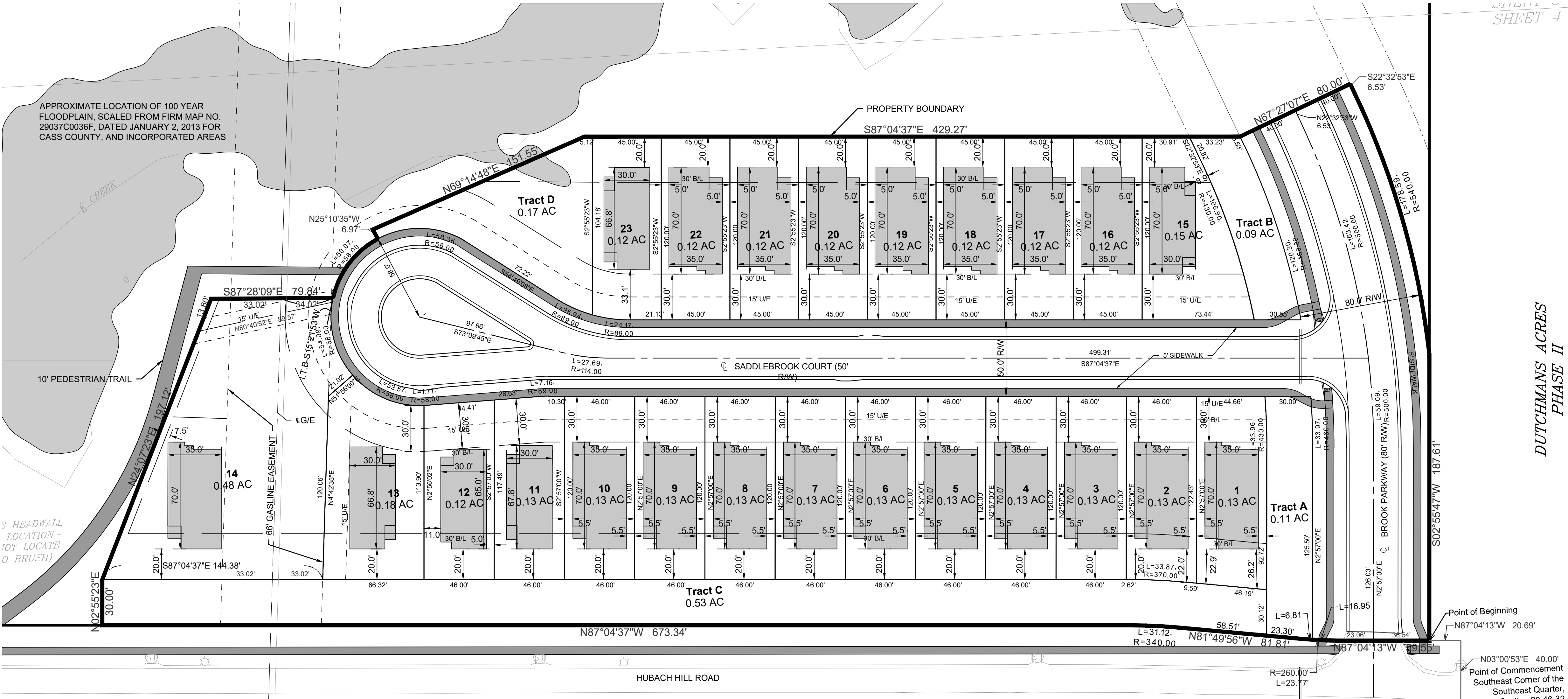
Staff recommends that the Board of Zoning Adjustment accept the proposed findings of fact and approve Case No. 25029 - rear-yard setback adjustment for the Saddlebrook 1st Plat.

PROJECT ATTACHMENTS -

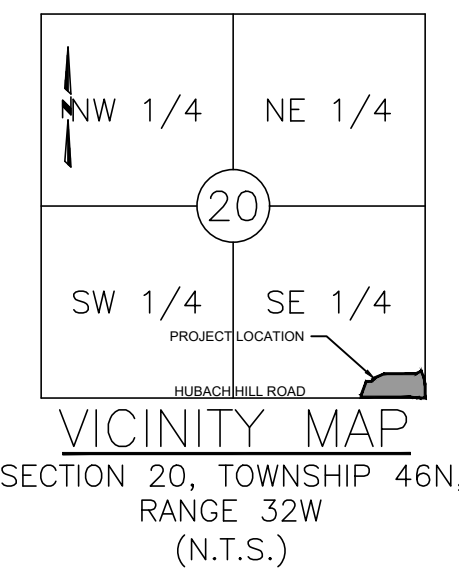
1. Exhibit Drawing
2. Site Photos

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 46, RANGE 32, IN THE CITY OF RAYMORE, CASS COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 03 DEGREES 00 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT OF WAY LINE OF HABACH HILL ROAD; THENCE NORTH 87 DEGREE 04 MINUTES 13 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 20.69 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN TO BE DESCRIBED; THENCE NORTH 87 DEGREE 04 MINUTES 13 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 59.55 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTHWESTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 260.00 FEET AN ARC LENGTH OF 23.77 FEET; THENCE NORTH 81 DEGREE 49 MINUTES 56 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 81.81 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY, SOUTHWESTERLY ALONG A CURVE TO THE LEFT BEING TANGENT TO THE LAST DESCRIBED COURSE HAVING A RADIUS OF 340.00 FEET, AN ARC LENGTH OF 31.12 FEET; THENCE NORTH 87 DEGREE 04 MINUTES 37 SECONDS WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 673.34 FEET; THENCE NORTH 02 DEGREE 55 MINUTES 23 SECONDS EAST, A DISTANCE OF 30.00 FEET, THENCE NORTH 24 DEGREE 07 MINUTES 23 SECONDS EAST, A DISTANCE OF 197.12 FEET; THENCE SOUTH 87 DEGREE 28 MINUTES 09 SECONDS EAST, A DISTANCE OF 79.84 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF NORTH 15 DEGREES 21 MINUTES 53 SECONDS EAST, HAVING A RADIUS OF 58.00 FEET, AN ARC LENGTH OF 50.07 FEET; THENCE NORTH 25 DEGREE 10 MINUTES 35 SECONDS WEST, A DISTANCE OF 6.97 FEET; THENCE NORTH 69 DEGREE 14 MINUTES 48 SECONDS EAST, A DISTANCE OF 151.55 FEET; THENCE SOUTH 87 DEGREE 04 MINUTES 37 SECONDS EAST, AND PARALLEL TO SAID RIGHT OF WAY, A DISTANCE OF 429.27 FEET; THENCE NORTH 67 DEGREES 27 MINUTES 07 SECONDS EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 22 DEGREES 32 MINUTES 53 SECONDS EAST, A DISTANCE OF 6.53 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE RIGHT BEING TANGENT TO THE LAST COURSE, HAVING A RADIUS OF 540.00 FEET, AN ARC LENGTH OF 178.59 FEET TO THE WEST LINE OF DUTCHMAN ACRES PHASE II, A SUBDIVISION OF LAND IN RAYMORE, CASS COUNTY, MISSOURI; THENCE SOUTH 02 DEGREES 55 MINUTES 47 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 187.61 FEET TO THE POINT OF BEGINNING.

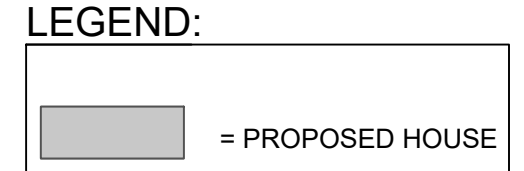
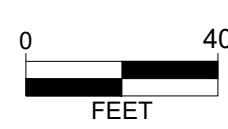


APPROXIMATE LOCATION OF 100 YEAR FLOODPLAIN, SCALED FROM FIRM MAP NO. 29037C0036F, DATED JANUARY 2, 2013 FOR CASS COUNTY, AND INCORPORATED AREAS



APPLICANT:
GOOD POINT LAND, LLC
9913 FOX SPRINGS DRIVE
LAS VEGAS, NV 89117

ENGINEER:
SNYDER & ASSOCIATES, INC.
201 NW 72ND STREET
GLADSTONE, MO 64118
CONTACT:
SHAWN DUKE, P.E.



SHEET 4 C

DUTCHMANS ACRES
PHASE II

MARK	REVISION	DATE	BY
Engineer: MT	Checked By: ZB	Scale: 1" = 40'	
Technician: JS	Date: 06-20-2025	T-R-S: T46N-R38W-S20	

Snyder & Associates Engineers & Planners, Inc.
Missouri State Certificate of Authority #200608544

SADDLEBROOK FIRST PLAT

VARIANCE EXHIBIT

SNYDER & ASSOCIATES
ENGINEERS & PLANNERS, INC.

RAYMORE, MO

802 FRANCIS STREET
ST. JOSEPH, MISSOURI 64501
816-364-5222 | www.snyder-associates.com



Site Photos



At the Intersection of Brook Pkwy. and Hubach Hill Rd. Looking NW

Site Photos



At the Northern Edge of Brook Pkwy. Looking SW

Site Photos



At the Western End of Saddle Ct. Looking SE

Site Photos



At the End of Saddle Ct. Looking NE

TO: Board of Zoning Adjustment
FROM: David Gress, Development Services Director
DATE: September 4, 2025
RE: Case No. 25030 Prairie Pine Lot 3 Frontage Variance

Board members,

On August 6, 2025, property owner John Kenagy filed a variance application requesting a variance from the lot frontage requirements for a tract of land he owns in Raymore, MO (Lot 3, Prairie Pines) to allow for the lot to be subdivided in order to convey a portion of the property to a family member to build a home.

Upon receipt of the application, staff prepared the required public hearing notices and published the request, as required, in the North Cass Herald newspaper on August 21, 2025.

Following further review of the application, and a couple of changes to the applicant's plan, it was determined that a variance would not be needed to accomplish their project and another route could be taken. Therefore, the applicant chose to withdraw their application.

Due to the fact that staff had already published the notice for the public hearing in the newspaper prior to the applicant withdrawing their request, the Board is still required to acknowledge and hold the public hearing. Staff will simply report at the meeting that the application has been withdrawn. No other action is required by the Board.

Respectfully,



David Gress
Development Services Director

MONTHLY DEPARTMENT REPORT AUGUST 2025

BUILDING PERMIT & INSPECTION ACTIVITY -

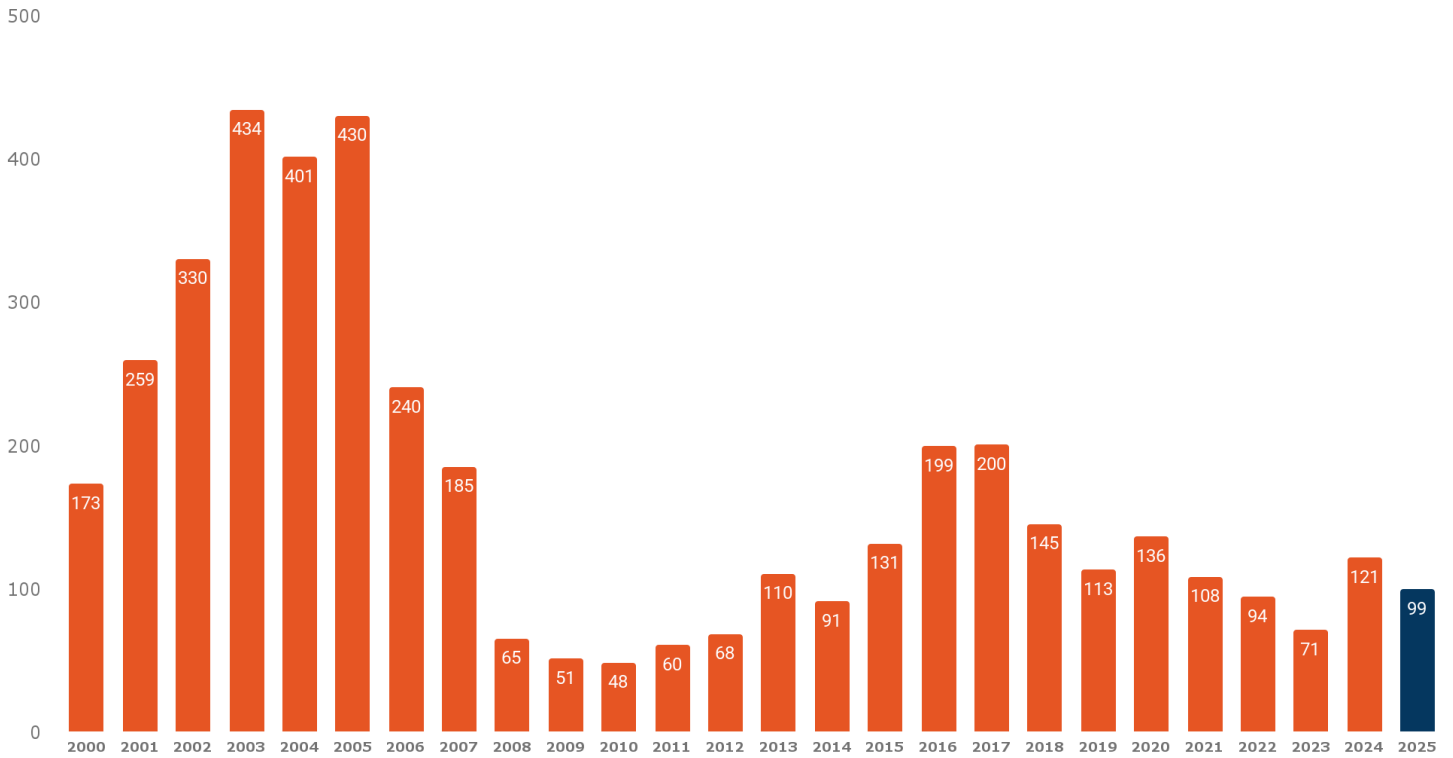
TYPE OF PERMIT	AUG 2025	2025 YTD	2024 YTD	2024 TOTAL
Detached Single-Family Residential	7	99	47	121
Attached Single-Family Residential	0	0	80	80
Multi-Family Residential (apartment)	0	0	13	13
Miscellaneous Residential (deck; roof)	65	501	449	733
Commercial - New, Additions, Alterations	2	17	23	35
Sign Permits	4	46	48	70
BUILDING INSPECTIONS	AUG 2025	2025 YTD	2024 YTD	2024 TOTAL
Total No. of Inspections	449	3,315	3,278	4,871
Residential Inspections	375	2,463	2,073	3,107
Commercial Inspections	74	852	1,205	1,764
INVESTMENT	AUG 2025	2025 YTD	2024 YTD	2024 TOTAL
Total Residential Permit Valuation	\$1,956,120	\$34,674,320.00	\$35,906,260.00	\$59,015,960
Total Commercial Permit Valuation	\$8,976,125	\$38,501,955.00	\$34,938,341.00	\$38,506,341

BUILDING CONSTRUCTION ACTIVITY -

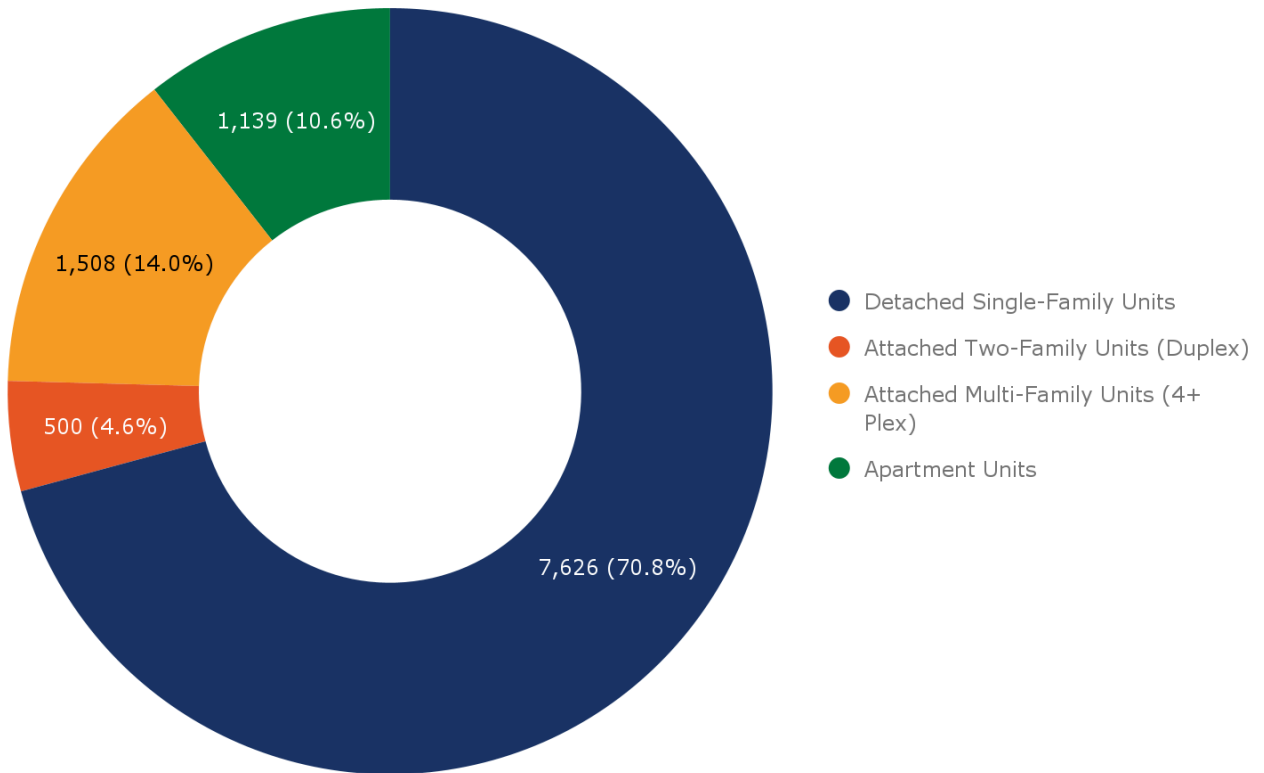
- Building construction is nearing completion at the multi-tenant building located at [1830-1838 W. Foxwood Drive](#).
- 7 new single-family home permits were issued in the Prairie of the Good Ranch, Estates of Knoll Creek, Madison Valley, Silver Lake and Brookside neighborhoods.
- Building construction continues at the Raymore Commerce Center South Development at Building 5.

BUILDING PERMIT TRENDS AND HOUSING UNIT INVENTORY -

Single Family Housing Permit Trends 2000-2025



Existing Housing Unit Inventory



CODE ENFORCEMENT ACTIVITY -

CODE ENFORCEMENT	AUG 2025	2025 YTD	2024 YTD	2024 TOTAL
Code Enforcement Cases Opened	92	533	581	764
<i>Notices Mailed</i>				
-Tall Grass/Weeds	42	167	139	160
- Inoperable Vehicles	9	138	199	257
- Junk/Trash/Debris in Yard	17	75	90	127
- Object placed in right-of-way	3	12	8	11
- Parking of vehicles in front yard	5	58	31	41
- Exterior home maintenance	7	30	62	83
- Other (trash at curb early; signs; etc)	0	10	0	0
Properties mowed by City Contractor	18	46	43	56
Abatement of violations (silt fence repaired; trees removed; stagnant pools emptied; debris removed)	5	11	3	5
Signs in right-of-way removed	64	557	442	670
Violations abated by Code Officer	4	30	35	48
Citations Issued	10	104	-	-

ACTIONS OF BOARDS, COMMISSIONS & CITY COUNCIL - AUGUST

AUGUST 5, 2025 PLANNING AND ZONING COMMISSION -

- Cunningham at Creekmoor 5th Final Plat, recommended approval

AUGUST 11, 2025 CITY COUNCIL -

- 1st Reading - 37th UDC Amendment - Signage (public hearing), 7-1 recommended approval

AUGUST 19, 2025 PLANNING AND ZONING COMMISSION -

- Meeting cancelled

AUGUST 25, 2025 CITY COUNCIL -

- 1st Reading - Cunningham at Creekmoor 5th Final Plat, 8-0 recommended approval
- 2nd Reading - 37th UDC Amendment - Signage, 6-2 approved

TENTATIVE UPCOMING MEETINGS - SEPTEMBER

SEPTEMBER 2, 2025 PLANNING AND ZONING COMMISSION -

- FY2026-2030 Capital Improvement Program (public hearing)

SEPTEMBER 8 , 2025 CITY COUNCIL -

- 2nd Reading - Cunningham at Creekmoor 5th Plat

SEPTEMBER 10, 2025 BOARD OF ZONING ADJUSTMENT

- Saddlebrook 1st Plat Rear-Yard Setback Adjustment (public hearing)

SEPTEMBER 16, 2025 PLANNING AND ZONING COMMISSION -

- **Meeting Canceled** - 2025 American Planning Association Missouri Conference - St. Louis

SEPTEMBER 22, 2025 CITY COUNCIL -

- No items currently scheduled

AUGUST DEPARTMENT ACTIVITY & EVENTS -

- Mayor Turnbow and Economic Development Director Jordan Lea attend the Cass County Coalition of Chambers Legislative luncheon.
- GIS Coordinator Thomas Ehlinger continued field survey and data collection work to support the Public Works Engineering and Operations Divisions.
- Economic Development Director Jordan Lea attended the International Economic Development Council's professional development advisory committee and mentorship committee meetings.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's public policy meeting.
- Economic Development Director Jordan Lea attended the Missouri Department of Elementary and Secondary Education (DESE)'s Industry Recognized Credentials (IRCs) workforce development committee meeting.
- Development Services Director David Gress and Economic Development Director Jordan Lea attended the monthly Raymore Chamber of Commerce board meeting.
- GIS Coordinator Thomas Ehlinger conducted field survey work for the Public Works Department collecting and updating information on the City's street sign inventory.
- Mayor Turnbow, Development Services Director David Gress, Senior Planner Dave McCumber and Economic Development Director Jordan Lea attended the Raymore Chamber of Commerce's 30th annual golf tournament.

- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's District 3 third quarter meeting.
- GIS Coordinator Thomas Ehlinger continues field survey work assisting the Public Works Department in their public street sign inventory project.
- GIS Coordinator Thomas Ehlinger conducted field survey work around the Raymore Commerce Center and 195th Street projects collecting information about recently constructed public infrastructure.
- Economic Development Director Jordan Lea participated in a panel discussion on retail development at the InterFace Kansas City Retail conference.
- Economic Development Director Jordan Lea attended the Missouri Economic Development Council's membership committee meeting.
- Economic Development Director Jordan Lea attended the Workforce YOU housing mixer.
- Economic Development Director Jordan Lea attended the Kansas City Area Development Council's networking event.
- Economic Development Director Jordan Lea attended the International Economic Development Council's emerging leaders committee meeting.
- GIS Coordinator Thomas Ehlinger continued GIS field work gathering spatial information for the Public Works department. [Learn more](#) about the City's GIS program and mapping services!
- Code Enforcement Officer Drayton Vogel attended the Missouri Association of Code Enforcement Annual Conference in Lake Ozark, MO.
- Director David Gress and Senior Planner Dave McCumber were featured on the City's [Say More in Raymore](#) podcast, sharing information about the Development Services Department.