

MINUTES
RAYTOWN BOARD OF ALDERMEN
JUNE 20, 2023
REGULAR SESSION NO. 5
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
AND
ONLINE ZOOM WEBINAR
7:00 P.M.

OPENING SESSION

Mayor Michael McDonough called the June 20, 2023, Board of Aldermen Regular meeting to order at 7:01 p.m. Bob Hensel, of The River Church, provided the invocation and led the pledge of allegiance.

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

Present: Alderman Bonnaye Mims, Alderman Loretha Hayden, Alderman Janet Emerson, Alderman Ian Scott, Alderman Bill Van Buskirk, Alderman Greg Walters, Alderman Jim Aziere, Alderman Ryan Myers, Alderman Theresa Garza

Absent: Alderman Diane Krizek

Public Comments

Alderman Krizek joined the meeting at 7:05 p.m.

Comments were made by:

Rebecca Pennington, 11215 E 53rd Street, Raytown
Morris Melloy, 5816 Manning, Raytown
Martin Brogdon, 5525 Blue Ridge Boulevard
Nicole Moore, Safe at Home

Communication from the Mayor

None.

Communication from the City Administrator

Damon Hodges, City Administrator, provided an update on the City's current projects and plans.

Committee Reports

Comments were shared by Aldermen Aziere, Van Buskirk, Myers, and Mims.

LEGISLATIVE SESSION

1. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda.

Approval of the Regular June 6, 2023 Board of Aldermen meeting minutes.

Alderman Emerson, seconded by Alderman Scott, made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Emerson, Scott, Walters, Aziere, Hayden, Myers, Garza, Van Buskirk, Mims, Krizek

Nays: None

REGULAR AGENDA

OLD BUSINESS

2. Public Hearing: A public hearing to consider an amendment to the official zoning map of the City of Raytown regarding a parcel of land located at 5348 Blue Ridge Blvd.

2a. **SECOND READING: Bill No. 6636-23, Section XIII: AN ORDINANCE** APPROVING AN AMENDMENT TO THE OFFICIAL ZONING MAP OF THE CITY OF RAYTOWN FROM DISTRICT R-1, LOW DENSITY RESIDENTIAL TO DISTRICT NC, NEIGHBORHOOD COMMERCIAL, FILED BY THE PROPERTY OWNER, NASRUDDIN BHAMANI, MEMBER, RAYTOWN REAL ESTATE DEVELOPMENT, LLC, OF OLATHE, KANSAS, AFFECTING THE SOUTHEASTERN APPROXIMATELY 2.5-ACRES OF A 5.29-ACRE PARCEL OF LAND LOCATED AT 5348 BLUE RIDGE BLVD., WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Diane Egger, Community Development Director.

Mayor McDonough continued the public hearing.

The item was read by title only by Teresa Henry, City Clerk.

The Mayor stated that there were several individuals who did not get to speak at the June 6, 2023 Public Hearing and the City Attorney called the names for those individuals to speak, if present.

Chris Gilbert, Planning & Zoning Coordinator, presented the item and remained for any discussion.

Public Comments were made by:

Lois Moore, 5376 Blue Ridge Boulevard
Marilyn Layton, 5307 Crisp
Sharon Mathis Ko, 8120 Appleton, Raytown
Filly Galán, 5741 Blue Ridge Boulevard
Martin Brogdon, 5525 Blue Ridge Boulevard
Karen Brooks, 5528 Blue Ridge Boulevard
Jean Denham, 11308 E 53rd
Arlivia White, 5154 Westridge Circle
Ananda Sallman, 8621 E 59th Street, Kansas City, Missouri
Leslie Shelton, 5122 Westridge Circle
Tracy Nichols, 10301 E 63rd Terrace

Mayor McDonough closed the public hearing.

Mayor McDonough called for a short break at 7:55 p.m.

Mayor McDonough reconvened the meeting at 8:09 p.m.

Stephanie Hazelton, of Hazelton & Laner, LLP, representing the applicant, presented on the item.

Jennifer Baird, City Attorney, listed the following exhibits as having been submitted regarding the item:

Exhibit 1 – June 6 and June 20, 2023 Board of Aldermen meeting packets and the PowerPoint presented by staff.

Exhibit 2 – Architectural Site Plan

Exhibit 3 – Articles submitted by Lisa Blume

Exhibit 4 – Articles submitted by Nicole Moore

Exhibit 5 – Articles submitted by Mark Weiss

Exhibit 6 – Articles submitted by Zach Mulholland, Issues with Zoning Change Bill No 6636-23 at 5348 Blue Ridge Blvd

Exhibit 7 – Petition submitted by Applicant on 06-20-2023

Exhibit 8 – Information submitted by Alderwoman Krizek regarding history of the property

Mayor McDonough called for a short break at 9:05 p.m.

Mayor McDonough reconvened the meeting at 9:11 p.m.

Alderman Garza submitted a packet of information regarding the history of the property. The documents became Exhibit 8.

The following Alderman explained any further ex parte communication they had regarding the item since the June 6, 2023 meeting:

Aldermen Van Buskirk, Mims, Krizek, Myers, Emerson, Hayden, Scott, Garza

Alderman Emerson, seconded by Alderman Myers, made a motion to adopt.

Alderman Bill Van Buskirk, seconded by Alderman Scott, made a motion to amend the bill by adding language to condition 4 so that it reads as follows:

- 4. Applicant shall restrict convenience store hours of operation to within the 6 AM to 10 PM time frame, except on Fridays and Saturdays when hours of operations can be within the 6 AM to 11 PM time frame.**

The motion to amend was approved by a vote of 7-3.

Ayes: Aldermen Van Buskirk, Scott, Emerson, Krizek, Mims, Hayden, Myers

Nays: Aldermen Aziere, Walters, Garza

The motion to adopt Bill 6636-23 as amended was approved by a vote of 7-3.

Ayes: Aldermen Emerson, Myers, Krizek, Scott, Hayden, Mims, Bill Van Buskirk

Nays: Aldermen Garza, Aziere, Walters

Became ordinance 5728-23.

ADJOURNMENT

Alderman Myers, seconded by Alderman Scott, made a motion to adjourn.

The motion was approved by a majority of those present.

The meeting adjourned at 10:52 p.m.