

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
AUGUST 11, 2026
REGULAR SESSION NO. 32
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.
AND
ONLINE ZOOM WEBINAR

ZOOM.US/JOIN
WEBINAR ID: 852 2628 7088
PASSCODE: 094816

Invocation/Pledge of Allegiance
Roll Call

Public Comments

LEGISLATIVE SESSION

REGULAR AGENDA

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. An item designated for the Consent Agenda may be removed from the Consent Agenda at the request of the Mayor or an Alderman, where there is no objection by the remaining members of the Board. If there is an objection to removal of an item from the Consent Agenda, the item may be removed by a motion and vote of the Board.

1a. Approval of the July 7, 2026 Board of Aldermen meeting minutes.

1b. Approval of the July 21, 2026 Board of Aldermen meeting minutes.

OLD BUSINESS

2. SECOND READING: Bill No. 6713-26, Section XII: AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO ELLIOTT REED, COCHRAN ENGINEERING, ON BEHALF OF DOBBS TIRE TO OPERATE A "VEHICLE REPAIR, LIMITED" FACILITY AT 10000 E 350 HIGHWAY IN AN HC, HIGHWAY COMMERCIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.

3. SECOND READING: Bill No. 6716-26, Section IX: AN ORDINANCE AMENDING CHAPTER 6-ANIMALS, ARTICLE I, GENERAL, SECTION 6-1-DEFINITIONS, ARTICLE III, CARE AND CONTROL REGULATIONS, DIVISION 2-RESTRAINT AND CONFINEMENT, SECTION 6-103. ANIMALS TO BE ADEQUATELY RESTRAINED AND THE ADDITION OF SECTION 6-109-FERAL AND COMMUNITY CATS OF THE RAYTOWN MUNICIPAL CODE. Point of Contact: Jennifer McWhirt, Animal Services Director.

NEW BUSINESS

- 4. Public Hearing:** A public hearing to consider a conditional use permit for property located at 11200 E. 63rd Street

4a. FIRST READING: Bill No. 6717-26, Section XIII: AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO MONICA JOHNSON AND MIKEA WILLIAMS TO OPERATE A “RESIDENTIAL CARE” FACILITY AT 11200 E 63RD ST IN AN R-1, LOW-DENSITY RESIDENTIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.

- 5. R-3827-26: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT BY AND BETWEEN TYLER TECHNOLOGIES AND THE CITY OF RAYTOWN, MISSOURI FOR IMPLEMENTATION OF AN ASSET MANAGEMENT SYSTEM IN AN AMOUNT NOT TO EXCEED \$44,200.00 FOR FISCAL YEAR 2025-2026. Point of Contact: Joey Carley, Public Works Director.

COMMUNICATIONS

- 6. Communication from the Mayor**
- 7. Communication from the City Administrator**
- 8. Communication from the Board of Aldermen**

ADJOURNMENT

MINUTES
RAYTOWN BOARD OF ALDERMEN
JULY 7, 2026
REGULAR SESSION NO. 30
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.
AND
ONLINE ZOOM WEBINAR

Mayor Michael McDonough called the July 7, 2026, Board of Aldermen Regular Meeting to order at 7:00 p.m. Brandon Smith of Graceway 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 Greg Walters, Alderman Theresa Tush, Alderman Loretha Hayden, Alderman Jim Aziere, Alderman Janet Emerson, Alderman Theresa Garza, Alderman Josh Morales, Alderman Bonnaye Mims, Alderman Diane Krizek

Absent: Alderman Latrice Thomas

Public Comments

Steve Meyers, Raytown, MO

Morris Melloy, 5816 Manning, also submitted a document for the record

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. An item designated for the Consent Agenda may be removed from the Consent Agenda at the request of the Mayor or an Alderman, where there is no objection by the remaining members of the Board. If there is an objection to removal of an item from the Consent Agenda, the item may be removed by a motion and vote of the Board.

1a. Approval of the June 16, 2026 Board of Aldermen meeting minutes.

1b. R-3812-26: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF MIKE BURKE TO THE COUNCIL ON AGING. Point of Contact: Teresa M. Henry, City Clerk.

1c. R-3813-26: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF KATHY GROTE TO THE COUNCIL ON AGING. Point of Contact: Teresa M. Henry, City Clerk.

1d. R-3814-26: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF CAROL HINESLEY TO THE COUNCIL ON AGING. Point of Contact: Teresa M. Henry, City Clerk.

1e. R-3815-26: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF JEFF HIRST TO THE COUNCIL ON AGING. Point of Contact: Teresa M. Henry, City Clerk.

1f. R-3816-26: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF ALEA KELLY TO THE COUNCIL ON AGING. Point of Contact: Teresa M. Henry, City Clerk.

1g. R-3817-26: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF JOHN PORTER TO THE COUNCIL ON AGING. Point of Contact: Teresa M. Henry, City Clerk.

1h. R-3818-26: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF BERNADETTE TYLER TO THE COUNCIL ON AGING. Point of Contact: Teresa M. Henry, City Clerk.

1i. R-3819-26: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF LINDA WARD TO THE COUNCIL ON AGING. Point of Contact: Teresa M. Henry, City Clerk.

1j. R-3820-26: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF MICHELLE WILLIAMS TO THE COUNCIL ON AGING. Point of Contact: Teresa M. Henry, City Clerk.

Alderman Aziere, seconded by Alderman Tush, made a motion to adopt. The motion was approved by a vote of 9-0-1.

Ayes: Alderman Aziere, Tush, Garza, Hayden, Morales, Mims, Emerson, Walters, Krizek

Nays: None

Absent: Alderman Thomas

REGULAR AGENDA

OLD BUSINESS

2. SECOND READING: Bill No. 6712-26, Section XIII: AN ORDINANCE AMENDING CHAPTER 50 OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI, TO ADD AND REVISE DEFINITIONS, PERMITTED ACCESSORY USES, PERMITTED TEMPORARY USES AND THE LAND USE TABLE WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.

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

Shana Kelly, Economic Development Administrator, presented the item and remained for any discussion.

Alderman Emerson, seconded by Alderman Mims, made a motion to adopt. The motion was approved by a vote of 9-0-1

Ayes: Aldermen Emerson, Mims, Krizek, Aziere, Tush, Morales, Walters, Garza, Hayden

Nays: None

Absent: Alderman Thomas

Became Ordinance 5804-26.

3. SECOND READING: Bill No. 6713-26, Section XIII: AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO ELLIOTT REED, COCHRAN ENGINEERING, ON BEHALF OF DOBBS TIRE TO OPERATE A "VEHICLE REPAIR, LIMITED" FACILITY AT 10000 E 350 HIGHWAY IN AN HC, HIGHWAY COMMERCIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.

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

Shana Kelly, Economic Development Administrator, presented the item and remained for any discussion.

Alderman Emerson, seconded by Alderman Krizek, made a motion to return Bill 6713-26 to the Planning & Zoning Commission for an emergency meeting and then bring the item back to the Board of Aldermen on the August 11, 2026, Regular Meeting Agenda. The motion was approved by a vote of 7-0-1-2.

Ayes: Aldermen Emerson, Krizek, Mims, Tush, Hayden, Walters, Aziere

Nays: None

Absent: Alderman Thomas

Abstain: Aldermen Morales, Garza

4. SECOND READING: Bill No. 6714-26, Section XIII: AN ORDINANCE AMENDING CHAPTER 50, ARTICLE XII OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, MISSOURI, TO ALLOW MARIJUANA DISPENSARY DRIVE-THRU WINDOWS TO OPERATE 24 HOURS A DAY WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI. Point of Contact: Ron Knisley, Community Development Director.

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

Shana Kelly, Economic Development Administrator, presented the item and remained for discussion along with Dan Zima of From the Earth Dispensary.

Alderman Mims, seconded by Alderman Emerson, made a motion to adopt. The motion was approved by a vote of 7-2-1.

Ayes: Aldermen Mims, Emerson, Garza, Hayden, Tush, Morales, Krizek

Nays: Aldermen Walters, Aziere

Absent: Alderman Thomas

Became Ordinance 5805-26.

Alderman Morales left the meeting at 8:24 p.m.

NEW BUSINESS

5. FIRST READING: Bill No. 6715-26, Section IV-A: AN ORDINANCE ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS IN THE CITY OF RAYTOWN, MISSOURI. Point of Contact: Teresa Henry, City Clerk.

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

Teresa Henry, City Clerk, presented the item.

Alderman Mims, seconded by Alderman Krizek, made a motion to waive the rules and hold an immediate second reading. The motion failed by a vote of 5-3-2, for lack of a vote of 2/3 in favor of those present.

Ayes: Aldermen Mims, Krizek, Emerson, Aziere, Garza

Nays: Aldermen Tush, Walters, Hayden

Absent: Aldermen Thomas, Morales

COMMUNICATIONS

6. Communication from the Mayor

Mayor McDonough spoke on recent events and City business.

7. Communication from the City Administrator

Diane Egger, City Administrator, provided an update on the City's current projects and plans.

8. Communication from the Board of Aldermen

Comments were made by Aldermen Garza, Mims, and Aziere, and Mayor McDonough

ADJOURNMENT

Alderman Krizek, seconded by Alderman Mims, made a motion to adjourn. The motion was approved by a majority of those present.

The meeting adjourned at 8:39 p.m.

Teresa M Henry, City Clerk, MRCC

MINUTES
RAYTOWN BOARD OF ALDERMEN
JULY 21, 2026
REGULAR SESSION NO. 31
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133
7:00 P.M.
AND
ONLINE ZOOM WEBINAR

Mayor Michael McDonough called the July 21, 2026, Board of Aldermen Regular Meeting to order at 7:00 p.m. Elizabeth Meador of Blue Ridge Presbyterian 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 Greg Walters, Alderman Theresa Tush, Alderman Loretha Hayden, Alderman Janet Emerson, Alderman Theresa Garza, Alderman Josh Morales, Alderman Bonnaye Mims, Alderman Diane Krizek

Absent: Alderman Jim Aziere, Alderman Latrice Thomas

Public Comments

Jeff Corsiglia, 6803 Hunter Street

Morris Melloy, 5816 Manning Avenue

Mike Rogers, Fire Chief, Raytown Fire Protection District

LEGISLATIVE SESSION

REGULAR AGENDA

OLD BUSINESS

- 1. SECOND READING: Bill No. 6715-26, Section IV-A: AN ORDINANCE** ESTABLISHING A PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS FOR CERTAIN MUNICIPAL OFFICIALS IN THE CITY OF RAYTOWN, MISSOURI. Point of Contact: Teresa Henry, City Clerk.

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

Alderman Emerson, seconded by Alderman Hayden, made a motion to adopt. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Emerson, Hayden, Garza, Morales, Mims, Tush, Walters, Krizek

Nays: None

Absent: Aldermen Aziere, Thomas

Became Ordinance 5806-26.

NEW BUSINESS

2. FIRST READING: Bill No. 6716-26, Section IX: AN ORDINANCE AMENDING CHAPTER 6-ANIMALS, ARTICLE I, GENERAL, SECTION 6-1 DEFINITIONS, ARTICLE III, CARE AND CONTROL REGULATIONS, DIVISION 2-RESTRAINT AND CONFINEMENT, SECTION 6-103. ANIMALS TO BE ADEQUATELY RESTRAINED AND THE ADDITION OF SECTION 6-109-FERAL AND COMMUNITY CATS OF THE RAYTOWN MUNICIPAL CODE. Point of Contact: Jennifer McWhirt, Animal Services Director.

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

Jennifer McWhirt, Animal Services Director, presented the item and remained for discussion.

3. R-3821-26: A RESOLUTION DECLARING CERTAIN PROPERTY OWNED BY THE CITY OF RAYTOWN AS SURPLUS AND AUTHORIZING DISPOSITION OF SUCH PROPERTY BY AUCTION. Point of Contact: Joey Carley, Public Works Director.

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

Joey Carley, Public Works Director, presented the item and remained for discussion.

Alderman Mims, seconded by Alderman Tush made a motion to adopt. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Mims, Tush, Emerson, Walters, Garza, Hayden, Morales, Krizek

Nays: None

Absent: Aldermen Thomas, Aziere

4. R-3822-26: A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH ROSE PAVING LLC FOR THE MILL AND OVERLAY OF PORTIONS OF WOODSON ROAD IN A TOTAL AMOUNT NOT TO EXCEED \$336,301.53 FOR FISCAL YEAR 2025-2026. Point of Contact: Joey Carley, Public Works Director.

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

Joey Carley, Public Works Director, presented the item and remained for discussion.

Alderman Mims, seconded by Alderman Tush, made a motion to adopt. The motion was approved by a vote of 7-0-2-1.

Ayes: Aldermen Emerson, Hayden, Krizek, Tush, Mims, Morales, Walters

Nays: None

Absent: Aldermen Aziere, Thomas

Abstain: Alderman Garza

5. R-3823-26: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, SUPPORTING THE CITY'S APPLICATION FOR TRANSPORTATION ALTERNATIVES PROGRAM FUNDING THROUGH THE MID-AMERICA REGIONAL COUNCIL FOR THE 63RD STREET BIKEWAY CONNECTIVITY PROJECT AND COMMITTING TO PROVIDE THE REQUIRED LOCAL MATCH AND ADMINISTER THE PROJECT IF FUNDING IS AWARDED. Point of Contact: Joey Carley, Public Works Director.

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

Joey Carley, Public Works Director, presented the item and remained for discussion.

Alderman Hayden, seconded by Alderman Garza, made a motion to adopt. The motion was approved by a vote of 6-2-2.

Ayes: Aldermen Hayden, Garza, Morales, Mims, Walters, Krizek

Nays: Aldermen Emerson, Tush

Absent: Aldermen Thomas, Aziere

6. R-3824-26: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, SUPPORTING THE CITY'S APPLICATION FOR TRANSPORTATION ALTERNATIVES PROGRAM FUNDING THROUGH THE MID-AMERICA REGIONAL COUNCIL FOR THE 55TH STREET MULTIUSE PATHWAY PROJECT AND COMMITTING TO PROVIDE THE REQUIRED LOCAL MATCH AND ADMINISTER THE PROJECT IF FUNDING IS AWARDED. Point of Contact: Joey Carley, Public Works Director.

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

Joey Carley, Public Works Director, presented the item and remained for discussion.

Alderman Morales, seconded by Alderman Garza, made a motion to adopt. The motion was approved by a vote of 8-0-2.

Ayes: Aldermen Morales, Garza, Tush, Krizek, Mims, Hayden, Emerson, Walters

Nays: None

Absent: Alderman Aziere, Thomas

7. R-3825-26: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, SUPPORTING THE CITY'S APPLICATION FOR TRANSPORTATION ALTERNATIVES PROGRAM FUNDING THROUGH THE MID-AMERICA REGIONAL COUNCIL FOR THE BLUE RIDGE BOULEVARD HISTORIC TRAIL RETRACEMENT PROJECT AND COMMITTING TO PROVIDE THE REQUIRED LOCAL MATCH AND ADMINISTER THE PROJECT IF FUNDING IS AWARDED. Point of Contact: Joey Carley, Public Works Director.

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

Joey Carley, Public Works Director, presented the item and remained for discussion.

Alderman Mims, seconded by Alderman Hayden, made a motion to adopt. The motion was approved by a vote of 7-1-2.

Ayes: Aldermen Mims, Hayden, Morales, Tush, Krizek, Walters, Garza

Nays: Alderman Emerson

Absent: Alderman Thomas, Aziere

Mayor McDonough Called for a short recess at 8:13 p.m.

Mayor McDonough reconvened the meeting at 8:20 p.m.

8. R-3826-26: A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, SUPPORTING THE CITY'S APPLICATION FOR TRANSPORTATION ALTERNATIVES PROGRAM FUNDING THROUGH THE MID-AMERICA REGIONAL COUNCIL FOR THE GREGORY BOULEVARD TRANSPORTATION ACCESSIBILITY IMPROVEMENTS PROJECT AND COMMITTING TO PROVIDE THE REQUIRED LOCAL MATCH AND ADMINISTER THE PROJECT IF FUNDING IS AWARDED. Point of Contact: Joey Carley, Public Works Director.

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

Joey Carley, Public Works Director, presented the item and remained for discussion.

Alderman Hayden, seconded by Alderman Krizek, made a motion to adopt. The motion was approved by a vote of 7-1-2.

Ayes: Aldermen Hayden, Krizek, Mims, Tush, Morales, Walters, Garza

Nays: Alderman Emerson

Absent: Alderman Aziere, Thomas

DISCUSSION ITEM

9. Alderman Theresa Tush - Code of Ethics Violation - Mayor McDonough

The item was discussed.

COMMUNICATIONS

10. Communication from the Mayor

Mayor McDonough spoke on recent events and City business.

11. Communication from the City Administrator

Diane Egger, City Administrator, provided an update on the City's current projects and plans.

12. Communication from the Board of Aldermen

Comments were made by Aldermen Garza and Hayden.

ADJOURNMENT

Alderman Hayden, seconded by Alderman Garza, made a motion to adjourn. The motion was approved by a majority of those present.

The meeting adjourned at 9:05 p.m.

Teresa M Henry, City Clerk, MRCC

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 08/04/2026

MEETING DATE: August 11, 2026

SUBMITTED BY:

DEPARTMENT: Community Development

Document Type: Ordinance

SUBJECT/REQUEST

SECOND READING: Bill No. 6713-26, Section XIII: Consider a conditional use permit for property located at 10000 E. 350 Highway.

BACKGROUND/JUSTIFICATION

The applicant is proposing to develop a new Dobbs Tire & Auto "Vehicle Repair, Limited" facility. The proposed development will have eight (8) auto bays.

RECOMMENDED MOTION

PREVIOUS ACTION

May 21, 2026, The application was considered by the Planning Commission and by a vote of 2 in favor, 5 against, the Planning Commission rendered a report to the Board of Aldermen recommending that the application be denied (minutes attached).

June 16, 2026, the Board of Aldermen held a first reading and public hearing to consider the item.

July 7, 2026, the Board of Aldermen held a second reading of the item, and by a vote of 7-Ayes, 0-No, 1-Absent, and 2-Abstentions, the Board approved a motion to return the item to the Planning Commission and have it brought back to the Board of Aldermen on August 11, 2026.

July 23, 2026, the Planning Commission held a Special Meeting to hold a public hearing to consider the item and by a vote of 7 in favor, 1 against, the Commission voted to render a report to the Board of Aldermen recommending that the application be approved (minutes attached).

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

REVIEWED BY

Michael Graham
Jennifer Baird

Diane Egger Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

- | |
|--|
| <ol style="list-style-type: none">1. Ord PZ-2026-07 - CUP Dobbs Tire2. DRAFT PC Meeting Minutes 7.23.263. DRAFT PC Meeting Minutes 5.21.264. PZ-2026-07 CUP Dobbs Tire BofA 6.16.26 |
|--|

**SUPPORTING DOCUMENTS
(FOR CONTRACT ITEMS ONLY)**

AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO ELLIOTT REED, COCHRAN ENGINEERING, ON BEHALF OF DOBBS TIRE TO OPERATE A “VEHICLE REPAIR, LIMITED” FACILITY AT 10000 E 350 HIGHWAY IN AN HC, HIGHWAY COMMERCIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2026-07, was duly submitted on or about April 10, 2026, by Elliott Reed, Cochran Engineering, on behalf of Dobbs Tire, requesting approval of a Conditional Use Permit to operate a “*Vehicle Repair, Limited*,” facility on Property Located at 10000 E. 350 Hwy. Within an HC, Highway Commercial, District in the City of Raytown, Jackson County, Missouri (the “Application”); and

WHEREAS, the Application was considered by the Planning Commission on May 21, 2026, and by a vote of 2 in favor, 5 against, rendered a report to the Board of Aldermen recommending that the Application be denied; and

WHEREAS, after opening the public hearing, considering all testimony and the record, and then closing the public hearing, the Board of Aldermen finds and declares that the provisions hereinafter contained and enacted are in pursuit of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raytown and rendered a decision to approve the Application.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – APPROVAL OF CONDITIONAL USE PERMIT. That the Application for approval of a Conditional Use Permit to operate a “*Vehicle Repair, Limited*,” facility on Property Located at 10000 E. 350 Highway Within an HC, Highway Commercial, District in the City of Raytown, Jackson, County, Missouri is hereby approved and issued to Dobbs Tire.

SECTION 2 – CONDITIONS OF APPROVAL. That the Application for approval of a Conditional Use Permit to operate a “*Vehicle Repair, Limited*,” facility on Property Located at 10000 E. 350 Highway Within an HC, Highway Commercial, District in the City of Raytown, Jackson, County, Missouri, be approved and issued to Dobbs Tire, subject to the following conditions as contained in the staff report:

1. The approved Conditional Use Permit is valid for two (2) years from the date of the signed ordinance. Prior to the expiration, it is the business owner’s responsibility to submit a new Conditional Use Permit application.
2. A five-foot (5’) ADA-compliant sidewalk must be constructed to the south of the proposed development, connecting to the existing sidewalk parallel with Raytown Road on the west to the vehicle drive aisle on the southeast. MoDOT manages the 350 Highway right-of-way, therefore, approval and permitting must be granted through them.
3. Inoperable vehicles must be stored wholly inside the building. No inoperable vehicles may be stored outside the building.
4. Signs must be properly permitted. Signage is a separate application, approval, and permit process.
5. Must abide by all local, state, and federal laws and regulations.

SECTION 3 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 5 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this _____ day of June, 2026.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
SPECIAL MEETING
MINUTES

July 23, 2026
6:00 pm
Council Meeting Chambers

1. **Welcome by Chairperson.** Chairman Meyers called the meeting to order at 6:00 P.M.

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

Thurman: Present
Emerson: Present
Bruenger: Present

Jean-Paul: Absent
Meyers: Present
Stock: Present

Frazier: Present
Sneddon: Present
Myers: Present

3. **Approval of Minutes:** Minutes of July 2, 2026, Regular Meeting were approved 8-0 upon motion by Mr. Bruenger and a second by Secretary Stock.

4. **Election of Officers: Chairman, Vice Chairman, Secretary.** Jason Sneddon was nominated for the position of Chairman by Ms. Emerson. David Frazier was nominated for the position of Vice-Chair by Ms. Stock. DeAnn Stock was nominated for the position of Secretary by Steve Meyers. All parties accepted their respective nominations and were voted into office unanimously by the Commission.

5. **Public Discussion:** None.

6. **Old Business:**

A. Case No.: PZ-2026-07

Applicant: Elliott Reed, Cochran Engineering, on behalf of Dobbs Tire

Reason: Request for the approval of a Conditional Use Permit for *"Vehicle Repair, Limited,"* to be located at 10000 E 350 Hwy.

1. **Introduction of Application by Chair**

Mr. Sneddon introduced the application.

2. **Explanation of any ex parte communication from Commission members regarding the application**

Mr. Meyers and Ms. Emerson reported having ex parte communication. Assistant City Attorney, Lindsey Kolisch, explained that ex parte communication refers to communication with the applicants of a given case outside of a public hearing. The Commissioners reported that had not been their understanding, but that their communication would not affect their ability to make an unbiased decision.

3. Opening of the public hearing

Chairman Sneddon opened the public hearing.

4. Swearing in of all speakers by City Attorney that plan to give testimony during hearing

All those who planned to speak were sworn in.

5. Enter Relevant City Exhibits into the Record

Shana Kelly, Economic Development Administrator, entered the staff report, PowerPoint, and all relevant exhibits into the City Record.

6. Introduction of Application and Power Point Staff

Ms. Kelly presented the case and gave the background for the request.

7. Presentation of Application by Applicant

Dustin Dobbs – *Dobbs Tire*, gave background about the company and made himself available for questions from the Commission.

8. Questions for the applicant by the Commission

Mr. Frazier asked how the applicant determines where to site new business locations. Mr. Dobbs explained that they use software which studies a number of factors for a given area such as income demographics, traffic counts, etc.

Mr. Sneddon asked if the adjacent commercial properties were owned by the same property owners as on the subject site. The property owners, Nancy and Jeff Kreimberg, explained that they were not.

Mr. Meyers asked the property owners if any utilities were shared between the subject property and adjacent properties, namely sanitary sewer. Ms. Kreimberg stated that the City had moved a sanitary sewer line on the subject property in 2016 without the consent of the property owners.

Mr. Ryan Schweissguth – Cochran Engineering clarified that the existing sanitary sewer line connects to the adjoining property currently occupied by Freddy's. As there is no existing easement, the applicants planned to construct a new sanitary sewer line north to connect the main on the vacated right-of-way on 75th Street.

Mr. Ryan Myers asked the applicants if the Missouri Department of Transportation (MODOT) had set any requirements for the development of the property. Mr. Schweissguth explained that the only requirement he was aware of was to construct a sidewalk on the subject site. This was a requirement set by the City and not MODOT. Ms. Kelly confirmed this information.

9. Request for Public Comment by Chairman

Ms. Kreimberg gave public comment, expressing discontent with being unable to sell the property in the past, which she partially attributed to City action. She urged the Commission to recommend approval. Mr. Kreimberg reiterated the same points.

Mr. Morris Malloy gave public comment, in opposition to the proposed Conditional Use Permit based on the concentration of similar businesses in proximity to the subject property.

10. Additional Staff Comments and Recommendation

None.

11. Commission Discussion

Ms. Emerson added that this property is in the Walmart TIF district and that information ought to be considered in Commission decision.

Mr. Thurman asked if a traffic impact study had been performed. Ms. Kelly explained that MODOT controls the Highway 350 Corridor and did not require a traffic impact study.

Mr. Frazier asked about the ownership of the vacated 75th Street Right-of-Way. Staff explained that this was owned by the property directly north of the subject site, Tidal Wave Car Wash. Mr. Frazier commented that the applicants may require permission from the property owners of Tidal Wave to connect to the main.

Mr. Meyers expressed a desire to see Tidal Wave's consent to connect to the vacated Right-of-Wave on 75th Street. Mr. Frazier stated that while this could uphold development, it did not directly pertain to the Conditional Use Permit application.

Mr. Sneddon asked if the intensity of flow on the sanitary sewer would be increased or decreased by the change of use. Mr. Frazier expressed his opinion that the proposed use would be less intensive on the sanitary sewer facilities.

12. Closing of the public hearing

Mr. Sneddon closed the public hearing.

13. Commission Decision to Approve, Conditionally Approve, or Deny the Application.

The Commission voted to recommend approval with conditions of the application on a motion by Commissioner Myers and a second by Commissioner Emerson.

VOTE: Motion was recommended for approval by a vote of 7-1, Mr. Meyers being the sole nay vote.

14. New Business

None.

15. Other Business

None.

16. Set Future Meeting Date

The next Regular Planning Commission Meeting is scheduled for Thursday, August 6th, 2026, at 6:00 PM.

17. Adjourn

The meeting was adjourned at 7:07 PM.

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

May 21, 2026
6:00 pm
Council Meeting Chambers

1. **Welcome by Chairperson.** Chairman Meyers called the meeting to order at 6:00 P.M.
2. **Call meeting to order and Roll Call.** Secretary Stock called roll.

Thurman : Present	Jean-Paul: Absent	Frazier: Present
Emerson: Absent	Meyers: Present	Sneddon: Present
Bruenger: Present	Stock: Present	Myers: Present
3. **Approval of Minutes:** Minutes of May 7, 2026, Regular Meeting were approved 7-0 upon motion by Mr. Frazier and a second by Secretary Stock.
4. **Introduction of new Planning & Zoning Coordinator, Benjamin Robinson**
5. **Public Discussion:** None.
6. **Old Business:** None.
7. **New Business:**
 - A. **Case No.: PZ-2026-07**
Applicant: Elliott Reed, Cochran Engineering
Reason: Request for the approval of a Conditional Use Permit for "Vehicle Repair, Limited," to be located at 10000 E. 350 Hwy.
 1. **Introduction of Application by Chair**

Mr. Meyers introduced the application.
 2. **Explanation of any ex parte communication from Commission members regarding the application**

Commissioner Sneddon reported having ex parte communication, though Commissioner Sneddon explained that his communication would not affect his decision.
 3. **Opening of the public hearing.**

Chairman Meyers opened the public hearing.
 4. **Enter Relevant City Exhibits into the Record:**

Ms. Kelly entered the staff report, PowerPoint, and all relevant exhibits into the City Record.

5. Swearing in of all speakers by City Attorney that plan to give testimony during hearing

All those who planned to speak were sworn in.

6. Introduction of Application and Power Point Staff

Ms. Kelly presented the case and gave the background for the request.

7. Request for Public Comment by Chairman

The applicant, Elliott Reed of Cochran Engineering, requested to comment. He reiterated many of the points from staff's presentation and confirmed that the applicants were agreeable to all conditions set forward in the staff report.

8. Questions for the applicant and staff

Commissioner Sneddon asked if *Freddy's* and *Dutch Bros Coffee* had been given public notice as part of this case. Ms. Kelly confirmed they had but chose not to respond.

Commissioner Sneddon also asked the applicant why Dobb's chose the subject location over another area, as there are currently seven other tire shops within a mile. The applicant could not speak to Dobb's business rationale.

Commissioner Sneddon inquired as to how the proposed land use of a tire shop aligns with the Comprehensive Plan. Ms. Kelly explained that this site is recommended for future commercial development, though the Comprehensive Plan's future land use map does not specify which type of commercial use should be there.

Commissioner Sneddon also asked if a traffic study had been performed. The applicant explained that the reference to traffic impact in their statement was in reference to the access easements on the site, which also serve the rest of the commercial area that the subject property is located at. Commissioner Sneddon recalled traffic impacts when IHOP was in operation at the subject site.

Commissioner Frazier asked if the City had at one time had a moratorium on the construction of new tire shops. Later, Commissioner Stock confirmed that it had, but not at this time.

9. Commission Discussion

Commissioner Stock noted that it would be beneficial to fill a vacancy on the subject site.

Chairman Meyers and Commissioners Thurman, Sneddon, and Frazier expressed that they would have liked to have seen a representative from Dobb's present at the meeting.

Chairman Meyers commented that while would be beneficial to have active use of the land, certain uses are more productive than others, expressing concern that a tire shop on the subject site may not be the highest and best use for the subject site.

Secretary Stock expressed discontent about the claim made by the applicants (in the application) that the property would continue to remain vacant should the CUP for the subject site be denied.

10. The public hearing was closed.

11. Commission Decision to Approve, Conditionally Approve, or Deny the Application.

The Commission voted to deny the application on a motion by Commissioner Sneddon and a second by Commissioner Thurman.

VOTE: Motion was recommended for denial by a vote of 5-2.

B. Case No.: PZ-2026-09

Applicant: City of Raytown

Reason: Requesting text amendment for Section 50 Article XII of the City of Raytown Municipal Code.

12. Introduction of Application by Chair

Chairman Meyers introduced the application.

13. Explanation of any ex parte communication from Commission members regarding the application

There was no ex parte communication reported by Commissioners regarding this application.

14. Opening of the public hearing

Chairman Meyers opened the public hearing.

15. Swearing in of all speakers by City Attorney that plan to give testimony during hearing

Ms. Kelly was sworn in to present the application.

16. Enter Relevant City Exhibits into the Record

Ms. Kelly entered the staff report, PowerPoint, and all relevant exhibits into the City Record.

17. Introduction of Application and Power Point by Staff

Ms. Kelly presented the case and gave the background for the request. The approval of the requested text amendment would permit the 24-hour operation of marijuana dispensary

drive-thrus. The interior premises of marijuana dispensaries would be closed to the public between the hours of 12:00am and 6:00am.

This text amendment will address the dispensary at 9010 E State Rte 350 (*From the Earth*) which intends to reconstruct their facility at that location and add a drive-thru.

18. Questions for staff

Commissioner Myers asked about security requirements of marijuana dispensaries wishing to open a drive-thru 24/7. The City Attorney explained that dispensaries are required to submit a security plan in order to open any operations.

Commissioner Sneddon asked if there were any existing separation distance requirements for dispensaries from other land uses such as primary schools and churches. The City Attorney and Ms. Kelly cited [RSMo XIV Section 2. Marijuana legalization, regulation, and taxation. – 5. Local Control. \(4\)](#) which states that “no new marijuana facility shall be initially sited within one thousand feet of any then-existing elementary or secondary school, child day-car center, or church.”

Ms. Kelly went on to explain that the dispensary at 9010 E State Rte 350 meets all other state and local requirements but would require the passage of this amendment in order to operate the proposed drive-thru 24/7.

19. Closing of the public hearing

Chairman Meyers closed the public hearing.

20. Commission Decision to Approve, Conditionally Approve, or Deny the Application

The Commission voted to approve the application on a motion by Commissioner Frazier and a second by Commissioner Myers.

VOTE: Motion was recommended for approval 6-1.

C. Case No.: PZ-2026-06

Applicant: City of Raytown

Reason: Requesting general text amendments to Chapter 50 – Zoning of the City of Raytown Municipal Code.

21. Introduction of Application by Chair

Chairman Meyers introduced the application.

22. Swearing in of all speakers by City Attorney that plan to give testimony during hearing

Ms. Kelly was sworn in to present this application.

23. Explanation of any ex parte communication from Commission members regarding the application

There was no ex parte communication reported by Commissioners regarding this application.

24. Opening of the public hearing

Chairman Meyers opened the public hearing.

25. Enter Relevant City Exhibits into the record

Ms. Kelly entered the staff report, PowerPoint, and all relevant exhibits into the City Record.

26. Introduction of Application and Power Point by Staff

Ms. Kelly presented the proposed text amendments to the Commission. She explained that the primary purpose of these amendments was to regulate land uses that could be challenging if they came into the city's downtown, as that area continues to grow.

27. Questions for staff by Commission

Secretary Stock asked if there is already a section of the code for manufactured homes (as opposed to mobile homes, which appeared in this text amendment). Ms. Kelly explained that there is and that it merely did not appear in this text amendment.

Commissioner Bruenger asked what the geographic boundaries of the Town Square zoning overlay district were. Ms. Kelly showed the boundaries on the City's GIS tool (*Integrity*).

28. Closing of the public hearing

Chairman Meyers closed the public hearing.

29. Commission Decision to Approve, Conditionally Approve or Deny the Application

The Commission voted to approve the application on a motion by Commissioner Myers and a second by Commissioner Frazier.

VOTE: Motion was recommended for approval by unanimous vote.

D. 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.

30. Other Business

Ms. Kelly made an announcement about the Chamber of Commerce Monthly Luncheon on May 27th at 11:00am-1:00pm at the Raytown Wellness Center.

Ms. Kelly also made note of the Chamber of Commerce Mix & Mingle event on May 28th at 4:30pm at the Raytown Historical Society.

31. Set Future Meeting Date

The next Regular Planning Commission Meeting is scheduled for Thursday, July 2nd, 2026, at 6:00 PM.

32. Adjourn

The meeting was adjourned at 7:35 PM.



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

Staff Report

To: City of Raytown, Planning & Zoning Commission

From: Shana Kelly, Planning & Zoning Coordinator

Case #: Conditional Use Permit PZ-2026-07

Planning & Zoning Meeting Date: May 21, 2026

Board of Aldermen Date: June 16, 2026



Applicant: Elliott Reed | Cochran Engineering

Location: 10000 E. 350 Hwy

Ward: 4

Property Owner: FJM Distributing Company LP

Project Summary: The applicant is requesting the approval of a Conditional Use Permit for "Vehicle Repair, Limited," to be located at 10000 E. 350 Hwy.

Staff Recommendation: Staff recommends **Approval with Conditions** of the Conditional Use Permit Application. Conditions are outlined below.

Background Information: The applicant is proposing to develop a new Dobbs Tire & Auto "Vehicle Repair, Limited" facility. The proposed development will have eight (8) auto bays.

Zoning: HC/350, Highway Commercial / 350 Highway Corridor Overlay District

Total Land Area: 1.208 Acres

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **April 29, 2026**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on **Friday, April 24, 2026**. A copy of the letter is included with the attachments to this report.

Neighborhood Meeting: The applicant held a neighborhood meeting on **Monday, May 4, 2026**. No one other than the applicant attended this meeting.

Adjacent Properties:



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

	Zoning:	Current Land Use:
North:	HC/350, Highway Commercial / 350 Highway Corridor Overlay	Commercial Business, Tidal Car Wash
South:	Public Right-of-Way	350 Highway and Raytown Rd.
East:	HC/350, Highway Commercial / 350 Highway Corridor Overlay	Commercial Business, Dutch Bros
West:	Public Right-of-Way	350 Highway and Raytown Rd.

Street Classification: 350 Highway is classified as a **Highway**. Raytown Rd is classified as an **Arterial**.

Vehicular and Pedestrian Access: Vehicular access will be provided via the existing drive aisles adjacent to 350 Highway to the south, and 75th Street on the north. A five-foot (5') ADA-compliant sidewalk is required to be constructed to the south of the subject property, connecting to the existing sidewalk to the west and the vehicle drive aisle adjacent to southbound 350 Highway.

Conditional Use Permit Factors to Be Considered:

1. The stability and integrity of the various zoning districts.

Vehicle repair facilities are an allowed use in the HC, Highway Commercial, zoning district.

2. The conservation of property values.

New construction will help to uphold and increase existing property values.

3. Protection against fire casualties.

The site will be developed according to all building and fire code requirements.

4. Observation of general police regulations.

The proposed development and business will not be opposed to general police regulations.

5. Prevention of traffic congestion.

If developed as designed, the site will be able to manage anticipated traffic and will not stack outside of the property lines.

6. Promotion of traffic safety and the orderly parking of motor vehicles.



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

Phone: 816-737-6014 • Fax: 816-737-6164

As previously mentioned, if developed as designed, the site will be able to manage anticipated traffic and will not stack outside of the property lines. The proposed development includes ample vehicle parking.

7. Promotion of the safety of individuals and property.

The site will be well lit and is expected to be safe for individuals and property.

8. Provisions for adequate light and air.

The site will have adequate light and air.

9. Prevention of overcrowding and excessive intensity of land uses.

The proposed development will not cause overcrowding or intensity of land uses.

10. Provision for public utilities and schools.

The subject property has adequate utilities to serve the proposed development and will not affect schools, other than increasing property values and generating tax revenue.

11. Invasion by inappropriate uses.

The proposed use is not an inappropriate use.

12. Value, type and character of existing or authorized improvements and land uses.

The land is currently home to a vacant restaurant building. The proposed development is an improvement over a vacant structure.

13. Encouragement of improvements and land uses in keeping with overall planning.

The Future Land Use Map designates this area for "Regional Commercial." This development aligns with this future land use designation.

14. Provision for orderly and proper renewal, development, and growth.

Proposed development will align with proper renewal, development, and growth.

PUBLIC WORKS:

- **Items that require plan revision or additional documentation before engineering can recommend approval:**
 - NONE



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

- **Items that are conditions of approval:**
 - NONE
 - **Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:**
 - NONE
-

ATTACHMENTS:

- Zoning Map
 - Application
 - Site Plan
 - Elevations
 - Photometric Plan
 - Neighborhood Letter
 - 185-ft Buffer Map
 - Affidavit of Publication
 - Street Classification Map
 - 1996 Comprehensive Plan – Future Land Use Map
-

Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2026-07** subject to the following conditions:

1. The approved Conditional Use Permit is valid for two (2) years from the date of the signed ordinance. Prior to the expiration, it is the business owner's responsibility to submit a new Conditional Use Permit application.
2. A five-foot (5') ADA-compliant sidewalk must be constructed to the south of the proposed development, connecting to the existing sidewalk parallel with Raytown Road on the west to the vehicle drive aisle on the southeast. MoDOT manages the 350 Highway right-of-way, therefore, approval and permitting must be granted through them.
3. Inoperable vehicles must be stored wholly inside the building. No inoperable vehicles may be stored outside the building.
4. Signs must be properly permitted. Signage is a separate application, approval, and permit process.
5. Must abide by all local, state, and federal laws and regulations.

Zoning Map:



**PZ-2026-07**

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

PLANNING APPLICATION

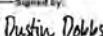
Office Use Only	Application Type(s):
Case #: CUP-000287-2026	Conditional Use Permit
Fee Paid:	
PC Meeting Date: 5/21/26	
B of A Meeting Date: 6/16/26 and 7/7/26	
Newspaper Notice Date: 4/29/26	
Notice Letters Date: 4/24/26	

Project Info:	
Project Name: Dobbs Tire & Auto	
Project Address: 10000 East State Route 350, Raytown, MO	
Existing Zoning: HC - Highway Commercial	Existing Land Use: Vacant Restaurant
Proposed Zoning: HC - Highway Commercial	Proposed Land Use: Automotive Repair
Total Acreage: 1.21 AC	

Applicant:	
Name of Applicant: Elliott R. Reed, P.E.	Company (If Applicable): Cochran
Address: 530 East Independence Dr. City: Union State: MO Zip: 63084	
Phone: 636-584-0540	Email: ereed@cochraneng.com
Applicant Signature: x <i>Elliott R. Reed</i>	



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

Property Owner:			
Name of Owner:		Company (If Applicable):	
Dustin Dobbs (Contract Purchaser)		Dobbs Tire & Auto	
Address:			
1983 Brennan Plaza		City: High Ridge	State: MO Zip: 63049
Phone:		Email:	
636-677-2101		dustindobbs@dobbstireandauto.com	
Property Owner Signature:			
☒ Signed by: 			

Please Give a Detailed Description of the Proposal Below:	
8-bay 8,000s.f. Dobbs Tire & Auto with 57 parking spaces on a 1.21 acre lot.	



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

Additional Contact Information

Please provide additional contact information if applicable below:

Project Lead:			
Name:		Company:	
Dustin Dobbs		Dobbs Tire & Auto	
Address:			
1983 Brennan Plaza	City: High Ridge	State: MO	Zip: 63049
Phone:		Email:	
636-677-2101		dustindobbs@dobbstireandauto.com	
Developer:			
Name:		Company:	
Jack Venneman		Sansone Group	
Address:			
120 S. Central Ave., Suite 500	City: St. Louis	State: MO	Zip: 63105
Phone:		Email:	
314-315-5990		jvenneman@sansonegroup.com	
Engineer:			
Name:		Company:	
Elliott R. Reed, P.E.		Cochran	
Address:			
530 East Independence Dr.	City: Union	State: MO	Zip: 63084
Phone:		Email:	
636-584-0540		ereed@cochraneng.com	
Architect:			
Name:		Company:	
Kate Mitchell		Archimages, Inc.	
Address:			
143 W. Clinton Pl.	City: Kirkwood	State: MO	Zip: 63122
Phone:		Email:	
314-965-7445		kmitchell@archimages-stl.com	
Surveyor:			
Name:		Company:	
Daniel Gildehaus, P.L.S.		Cochran	
Address:			
530 East Independence Dr.	City: Union	State: MO	Zip: 63084
Phone:		Email:	
636-584-0540		dgildehaus@cochraneng.com	



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

Landscape Architect:			
Name:		Company:	
Doug DeLong		DeLong Landscape Architecture, LLC	
Address:			
7620 W. Bruno Ave.	City: St. Louis	State: MO	Zip: 63117
Phone:		Email:	
314-346-4856		delong.la@gmail.com	
Attorney:			
Name:		Company:	
TBD			
Address:			
	City:	State:	Zip:
Phone:		Email:	
Other:			
Name:		Company:	
Address:			
	City:	State:	Zip:
Phone:		Email:	

1. The proposed action will be in keeping with the character of the neighborhood because:

The subject property is located along a developed commercial corridor along E. 350 Highway characterized by a mix of retail, restaurant, and service-oriented uses. The proposed redevelopment of a long-vacant site with a new Dobbs Tire & Auto facility will complement the existing commercial character by introducing a modern, well-maintained building and active use. The project will enhance the appearance of the corridor and is consistent with the pattern of reinvestment in similar commercial areas.

2. The proposed use will be consistent with the uses and zoning on nearby parcels because:

The property is zoned for commercial use, and surrounding properties include a variety of commercial businesses, including retail and service uses. Automotive service facilities are a typical and appropriate use within commercial districts and are compatible with nearby development. The proposed use aligns with the intent of the existing zoning and will integrate seamlessly into the surrounding commercial environment.

3. Prior to submitting this application, the property has been vacant for:

The property has been vacant for approximately five (5) years following the closure of the former IHOP restaurant.



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

4. This property is more suited for the proposed use than its current use(s) because:

The existing structure is obsolete and no longer viable for its previous restaurant use, as evidenced by its extended vacancy.
Redevelopment of the site with a new automotive service facility allows for efficient use of the property, improved site design,
and modernization of the building and infrastructure. The proposed use is well-suited to the site's visibility, access to
E. 350 Highway, and surrounding commercial context.

5. The proposed use could have the following detrimental effects on nearby parcels:

Potential impacts could include increased traffic, noise associated with automotive repair activities, and lighting from the new
development. However, these impacts are expected to be consistent with typical commercial uses in the area. The site will be
designed in compliance with City standards, including buffering, lighting controls, and operational practices, to minimize any
adverse effects on adjacent properties.

6. If the application is denied, the property owner(s) will face the following hardships:

If denied, the property is likely to remain vacant and underutilized, continuing a pattern of disinvestment
over the past five years. This would create ongoing economic hardship for the property owner and limit
opportunities for redevelopment. Continued vacancy may also negatively impact surrounding property
values and the overall vitality of the corridor.

7. Public facilities and utilities are adequate to serve the proposed use as follows:

The site is currently served by existing public infrastructure, including water, sanitary sewer, stormwater systems, and roadway
access from E. 350 Highway. These utilities previously supported a full-service restaurant and are adequate to serve the
proposed automotive use, with any necessary upgrades to be completed in accordance with City requirements.

8. The proposed development implements the Comprehensive Plan in the following ways:

The project supports the Comprehensive Plan by promoting redevelopment of a long-vacant commercial site, encouraging
economic investment along a key corridor, and improving the overall quality and appearance of development. The introduction of
a new, high-quality commercial building advances the City's goals for reinvestment, job creation, and efficient land use.

9. Additional comments:

The proposed Dobbs Tire & Auto represents a significant reinvestment in a property that has remained vacant for approximately
five years. The project will replace an obsolete structure with a modern facility, improve site aesthetics, and provide a valuable
service to the community. The applicant is committed to working with City staff to ensure full compliance with all applicable
regulations and development standards.

F

—

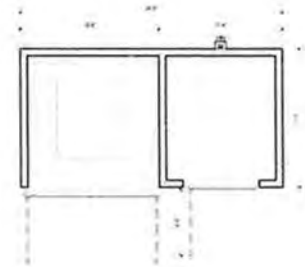


- 1

1



FRONT FIELD: SPLIT-FACE CMU - ACCENT SPLIT-FACE CMU - ACCENT SMOOTH FACE CMU - EIFS FRONT ENTRY



SIDE



REAR



DUMPSTER/TIRE ENCLOSURE



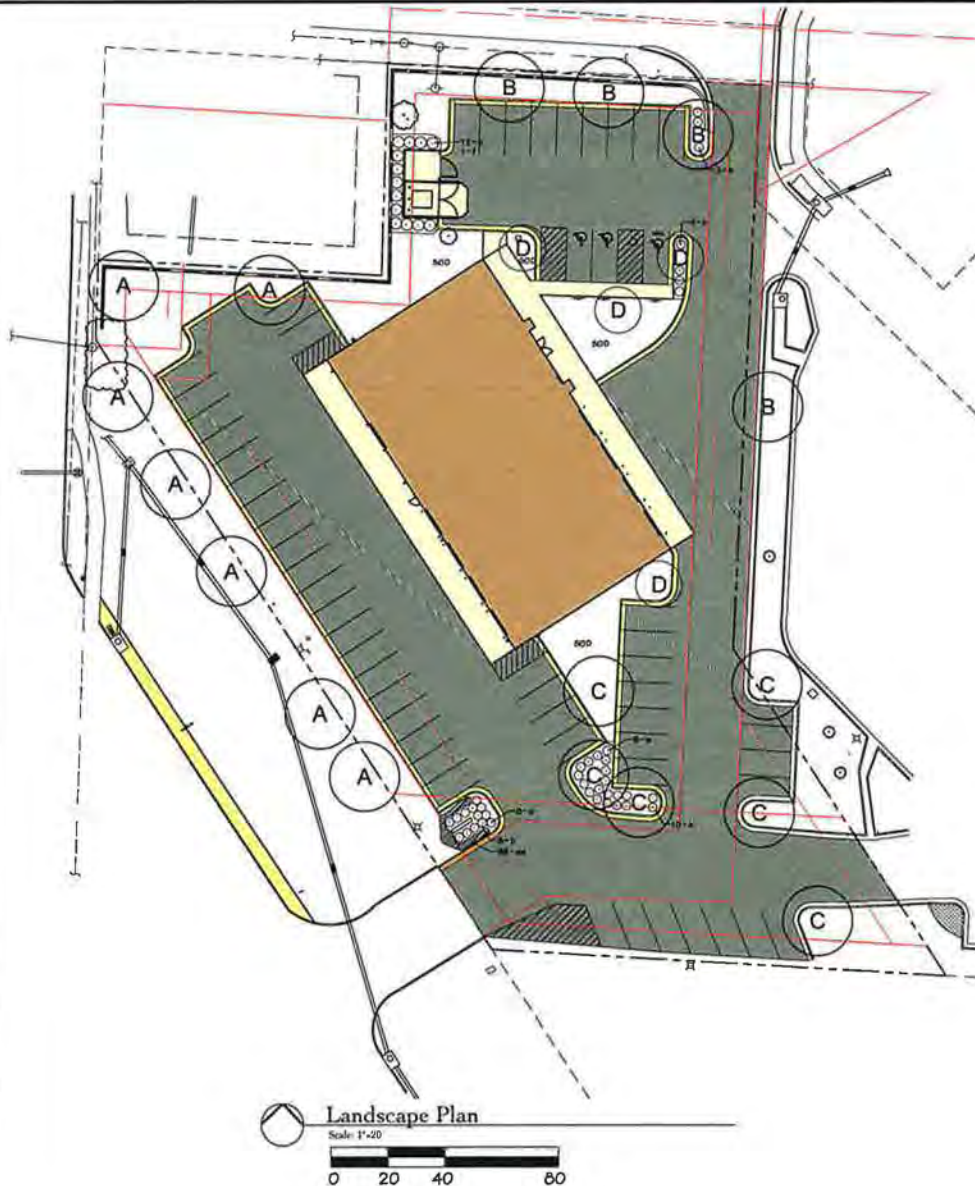
DOBBS[TIRE & AUTO CENTERS]

4-8-2006

RAYTOWN, MO

143 W. Clinton Place
St. Louis, MO 63122
(314) 965-7445

Ai Archimages
architecture | interiors



PLANTING SCHEDULE					
Plant	Quantity	Botanical Name	Common Name	Size	Notes
A	7	Acer saccharum 'Ballata' Fall Floata	Fall Floata Sugar Maple	2.5'	85.5
B	4	Quercus robur	English Oak	2.5'	55.5
C	6	Quercus bicolor 'Shademaster'	Shademaster Honeylocust	2.5'	55.5
D	4	Cercis x Marlot PP22227	Marlot Redbud	2.5'	55.5
E	6	Hydrangea macrophylla 'Robert' pp#16,515	Let's Dance Moonlight Hydrangea	10-24"	3' oc
F	30	Juniperus sabina 'Buffalo'	Buffalo Juniper	10-24"	3.0' oc
G	5	Waldenia florida 'Bramwell' pp#16,515	Pink Wine Waldenia	10-24"	3' oc
H	12	Ilex verticillata 'Nana' RED SPKOTE	Red Sprite Winterberry	10-24"	3' oc
I	1	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	10-24"	3' oc
J	66	Cornus hybrid	Uptick Yellow & Red Tickseed	4" pot	12' oc

Landscape Requirements:

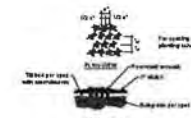
- 1 Tree per 5,000 SF of Total Lot: 52,707 SF/5,000 = 10.5 or 11 trees
- 2 Shrubs per 5,000 SF of Total Lot: 52,707 SF/5,000=10.5 x 2=21 shrubs
- Tree per 3,000 sf of site open space, 16,256.12 sf / 3,000 = 5.4 or 6 trees.
- Parking lot landscape space required is 2.5% of paved area: 21,467 sf of parking lot paving x .025=536.6 sf of required landscape space. Landscape space provided=3,054 sf.
- 1 Tree for each 200 SF of required landscape space: 536.6 sf/ 200=2.6 or 3 trees.
- Total Trees required =20. Trees provided =20



DECIDUOUS TREE PLANTING



TYPICAL SHRUB PLANTING



TYPICAL PERENNIAL PLANTING



Project: 192-022 Landscape Architect: L.A.B.

Consultant:

DOBBS TIRE & AUTO

RAYTOWN, MISSOURI

Revisions:

Date	Description	No.

Drawn: HAD
Checked: DAD

Project: 192-022
Client: Dobbs Tire & Auto
Address: 7620 West Kansas Ave.
Raytown, MO 64133
Phone: (816) 346-2656
Fax: (816) 346-2656
Email: info@dobbstire.com

Sheet Title: Landscape Plan
Sheet No: L-1
Date: 4.4.2020
Job #: 192-022



Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing a Conditional Use Permit application filed by Monica Johnson on behalf of the property owner, Mikea Williams, for a "Residential Care Facility," to be located at 11200 E. 63rd Street, Raytown, Missouri, identified by Jackson County Parcel ID#: 45-110-16-12-02-0-00-000, zoned R-1, Low-Density Residential.

As a nearby owner or tenant, you are entitled to appear and provide comments at any of the public hearings on this matter or to provide written comments.

The applicant will be holding a neighborhood information meeting at Raytown City Hall at 1:00pm on Tuesday, June 9, 2026, to which you are invited to discuss the application directly with them. City Staff will not be present at this time. If you have any concerns or need more information about the application, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at **6:00 PM on Thursday July 2, 2026**. The full packet and agenda will be available for view on the City of Raytown website on **Friday, June 26, 2026**.

The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, August 4, 2026**.

All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E 59th Street, Raytown, MO 64133.

The public is invited to attend the neighborhood meeting and the public hearings to ask questions and provide comments regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by phone at (816)737-6059 or by email at shanak@raytown.mo.us.

If you will require any special accommodations (i.e., qualified interpreter, large print reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816)737-6014 no later than 48 hours prior to the applicable public hearing date.

Raytown, MO



Legend

- Road
- Parcel
- Address Point
- City Limit



1 in. = 127 ft.



253.1 0 126.54 253.1 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

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

The Daily Record

KANSAS CITY

Affidavit of Publication

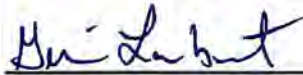
To: City of Raytown - Missouri - Michael Stolze
10000 E 59th St
Raytown, MO, 64133

Re: Legal Notice 4157417, Public Hearing, CUP 10000 E 350 Hwy
State of MO
County of Jackson County

Before the undersigned Notary Public personally appeared Germaine Lambert 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 04/29/2026 edition and ending with the 04/29/2026 edition for a total of 1 publications, and that the date of publications were as follows: 04/29/2026.

Publishers fee: \$56.84

By:



Germaine Lambert

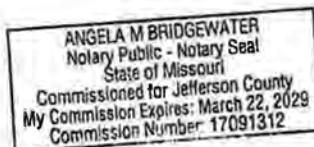
Sworn to me on this 29th day of
April 2026

By:



Angela Bridgewater
Notary Public, State of MO
No. 17091312

Qualified in Jefferson County
My commission expires on
March 22, 2029



Notice of Public Hearings

Affected Property: 10000 E 350 Hwy,
Raytown, Missouri
Jackson County Parcel ID # 45-720-02-
17-00-0-00-000

A public hearing to consider a
Conditional Use Permit application for
a "Vehicle Repair, Limited" use for Dobbs
Tire & Auto, filed by Elliott Reed with
Cochran Engineering, to be located at
10000 E. 350 Hwy in Raytown, Missouri,
will be heard by the City of Raytown
Planning & Zoning Commission at
7:00pm on Thursday, May 21, 2026.

The packet and agenda will be
available for view on the City of
Raytown website on Friday, May 15,
2026.

The Raytown Board of Aldermen will
also hold a public hearing to consider
this Conditional Use Permit, tentatively
scheduled for 7:00pm on Tuesday, June
16, 2026.

All public hearings will take place
in the Council Chambers at Raytown
City Hall located at 10000 E. 59th St.
Raytown, MO 64133.

The public is invited to attend the
public hearings to ask questions
and provide comments. Additional
information can be obtained from
the Department of Community
Development located in Raytown
City Hall at 10000 E. 59th Street, by
telephone at (816)737-6059 or by email
at shanaka@raytown.mo.us.

If you will require any special
accommodation (i.e., qualified
interpreter, large print, reader,
hearing assistance) to attend either
of these public hearings, please
notify the Department of Community
Development at Raytown City Hall at
(816)737-6014 no later than 48 hours
prior to the applicable public hearing
date.

4157417 Jackson Apr. 29, 2026



2014-2015

HIGHWAY
ARTERIAL
COLLECTOR

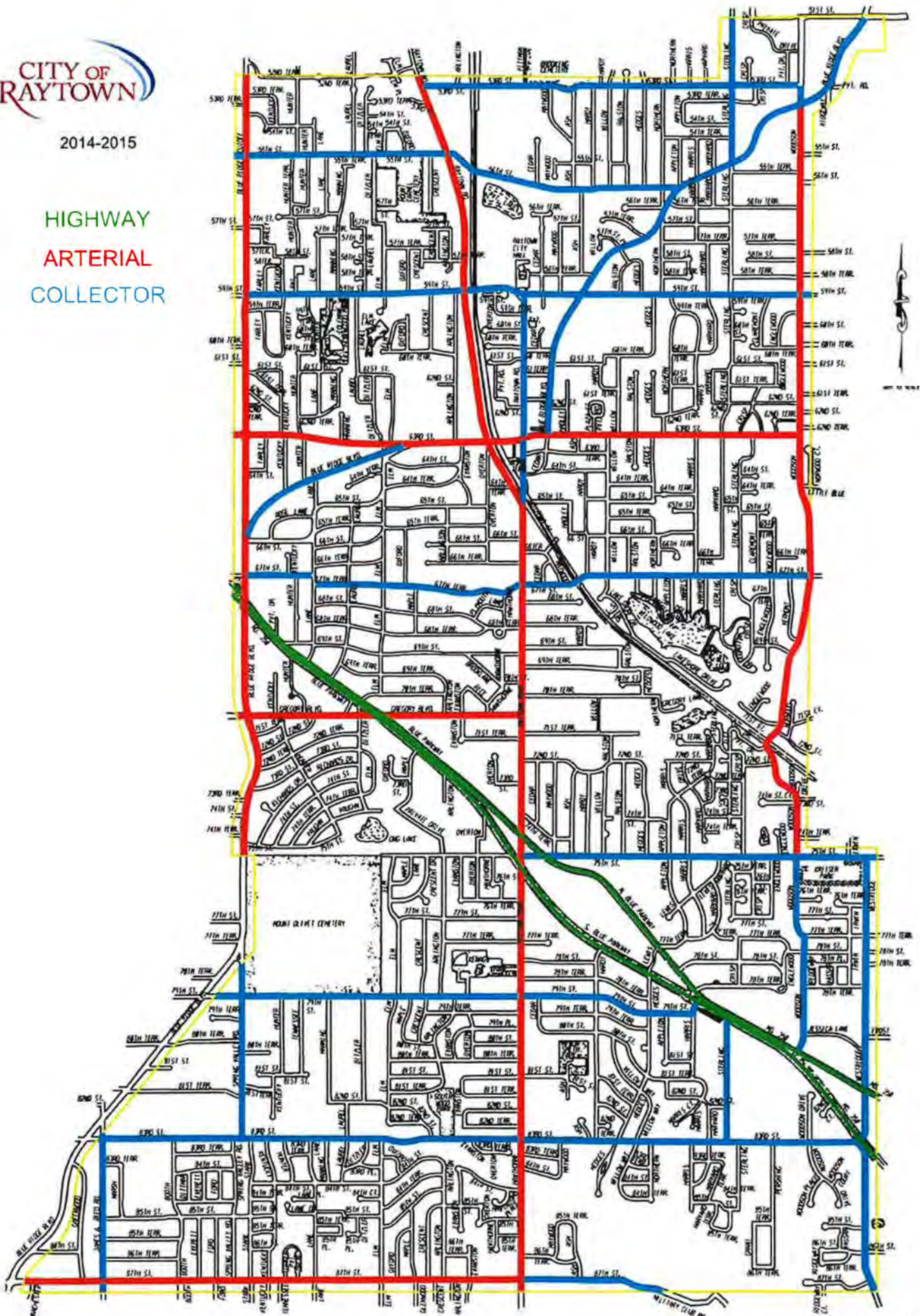
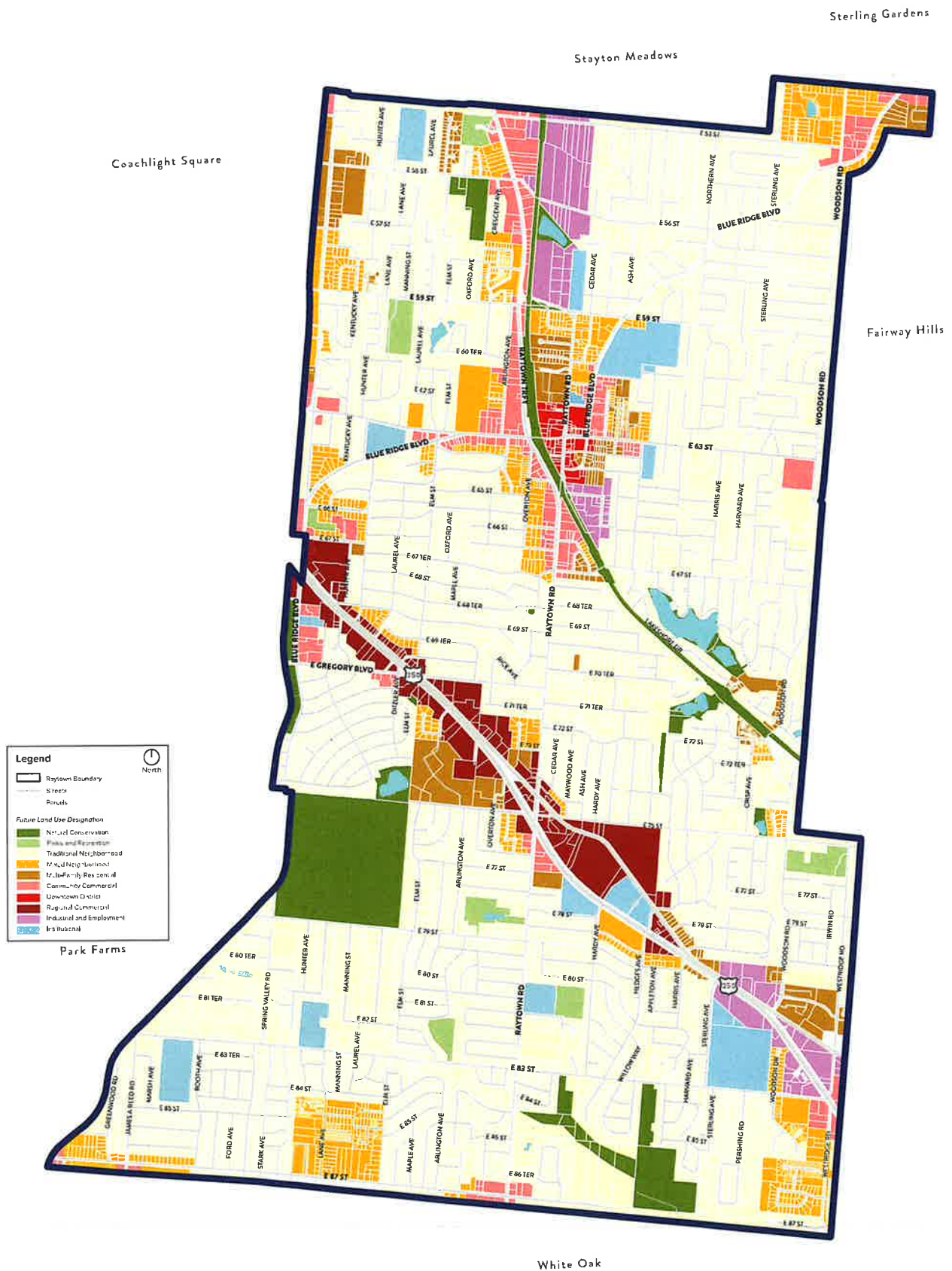


Figure 27: Future Land Use Map



CITY OF RAYTOWN

Request for Board Action

DATE SUBMITTED: 08/04/2026

MEETING DATE: August 11, 2026

SUBMITTED BY:

DEPARTMENT: Administration

Document Type: Ordinance

SUBJECT/REQUEST

SECOND READING: Bill 6716-26, Section IX.: Amendments to the Raytown Municipal Code regarding the safety and wellbeing of feral and community cats within the City of Raytown

BACKGROUND/JUSTIFICATION

This ordinance is requesting amendments to the Raytown Municipal Code regarding the safety and wellbeing of feral and community cats within the City of Raytown. The proposed amendments will allow the City of Raytown to assist Trap Neuter and Release (TNR) groups within the City.

We will still manage other feral cat complaints utilizing other parts of our current code. These amendments do not allow feeding or leaving food out to draw in animals. Microchip owners can still be held responsible.

RECOMMENDED MOTION

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

FINANCIAL IMPACT

REVIEWED BY

Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Ord Amending Chapter 6-Feral and Community Cats Text Amendments
2. EXHIBIT A

- | |
|--|
| 3. Ord Amending Chapter 6-Feral and Community Cats Text Amendments-Exhibit A |
|--|

**SUPPORTING DOCUMENTS
(FOR CONTRACT ITEMS ONLY)**

AN ORDINANCE AMENDING CHAPTER 6-ANIMALS, ARTICLE I, GENERAL, SECTION 6-1 DEFINITIONS, ARTICLE III, CARE AND CONTROL REGULATIONS, DIVISION 2- RESTRAINT AND CONFINEMENT, SECTION 6-103-ANIMALS TO BE ADEQUATELY RESTRAINED AND THE ADDITION OF SECTION 6-109-FERAL AND COMMUNITY CATS OF THE RAYTOWN MUNICIPAL CODE

WHEREAS, it is necessary from time to time to amend the Raytown Municipal Code; and

WHEREAS, this amendment will address feral and community cats within the City of Raytown.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – AMENDMENT. Chapter 6-Animals, Article I, General, Section 6-1 Definitions, Article III, Care and Control Regulations, Division 2-Restraint and Confinement, Section 6-103, Animals to be Adequately Restrained and the additional of Section 6-109-Feral and Community Cats, is hereby amended as attached hereto as Exhibit “A” to the Raytown Municipal Code.

SECTION 2 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 3 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 4 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 11th day of August, 2026.

Michael McDonough, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney

EXHIBIT A

CODE OF ORDINANCES
Chapter 6 - ANIMALS
ARTICLE I. IN GENERAL

Sec. 6-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Adequate care means normal and prudent attention to the needs of an animal or fowl, including that care which is normally necessary to maintain good health in the specific species of animal or fowl.

Adequate food means wholesome foodstuffs suitable for the species provided at suitable intervals in a sanitary manner in quantities sufficient to maintain good health in an animal or fowl considering its age and condition.

Adequate health care means the provision to each healthy animal or fowl of all immunizations and preventative care required to maintain good health; space adequate to allow the animal or fowl rest and exercise sufficient to maintain good health; grooming as required so that they are free from dangerous matting which affects their health; and the provision to each sick, diseased, or injured animal or fowl of necessary veterinary care or humane death.

Adequate restraint means restraint by a hand held leash, a tether, or a structure such as a fence, kennel or cage, that is sufficient to prevent an animal being loose; from causing damage to any property or injury to any person or other animal; or from causing fear of bodily harm to any person. See also section 6-103 regarding adequate restraint.

Adequate shelter means a structurally sound, properly ventilated, safe, sanitary and weatherproof shelter suitable for the species, condition and age of the animal or fowl which provides access to shade from direct sunlight and regress from exposure to inclement weather conditions. The area where animals or fowl are kept must be kept free from unsanitary conditions, vermin-harboring debris, rodents, refuse, or any dangerous protuberances that can provide an opportunity for injury or a danger to the health of the animal or fowl.

Adequate water means a continual access to or access at suitable intervals to a supply of clean, fresh, potable water provided in a sanitary manner suitable for the species, condition and age of the animal or fowl in sufficient amounts to maintain good health in the animal or fowl. Such water will be provided in a secure manner so that the container cannot be overturned.

Animal means any live, vertebrate creature, domestic or wild, except fowl or human beings, including dogs and cats of either sex.

Animal control officer means any person employed by the city to enforce this chapter, including, but not limited to, general code enforcement officers, commissioned city police officers, or any person designated by the director.

Animal or fowl at large means any animal or fowl not adequately restrained.

Animal shelter means any facility or facilities designated by the director as an approved facility for the confinement of any animal or fowl.

Auction means any place or facility where animals or fowl are regularly bought, sold, or traded, except for those facilities otherwise defined in this chapter. This definition does not apply to individual sales of single animals or fowl by owners.

Caged household fowl means any bird kept in a cage as a pet by its owner, harborer or keeper exclusively inside a dwelling, including, but not limited to, finches, canaries, minas, budgerigars, cockatiels, parakeets and parrots.

Citation means a general ordinance summons.

Commercial animal establishment means any pet shop, grooming shop, riding school, stable, kennel for hire, guard dog service, dog trainer, performing animal exhibition, or other business keeping animals in stock for retail or wholesale trade, or any establishment performing one or more of the principal activities of the aforementioned establishments.

Community Cat means a member of the domestic species *Felis Catus* and shall mean a free-roaming cat who may be cared for by one (1) or more residents of the immediate area who is/are known or unknown. Community cats are not wildlife.

Community Cat Caregiver shall mean a person who, in accordance with and pursuant to a policy of Trap-Neuter-Return, provides care, including, food, shelter or medical care to a community cat, while not being considered the owner, harborer, controller, or keeper of a community cat.

Department means the department of community development department or such other department as may be designated by the city clerk.

Director means the director of public works, or any designated representative of the director of public works, or such other person as the city clerk may designate.

Domestic animal means any animal domesticated by a person so as to live and breed in a tame condition. Domestic animals shall further be classified as follows:

Agricultural domestic animals means domestic animals commonly referred to as livestock such as horses, donkeys, sheep, goats, cattle, and swine, except for pot-bellied pigs which shall specifically be deemed to be a household domestic animal for purposes of regulation in this chapter.

Household domestic animals means domestic animals, including dogs, cats and pot-bellied pigs, small warm-blooded animals commonly kept as house pets such as rats, mice, gerbils, rabbits, ferrets, guinea pigs, hamsters, birds, and small cold-blooded animals commonly kept as house pets such as fish and nonpoisonous lizards and snakes.

Ear tipping shall mean the removal of the distal one-quarter (1/4) of a feral or community cat's left ear, which is approximately 3/8-inch, or one (1) cm, in an adult and proportionally smaller in a kitten. This procedure is performed under sterile conditions while the cat is under anesthesia, in compliance with any applicable Federal or State law, and under the supervision of a licensed veterinarian. Eartips are designed to identify a community cat as being sterilized and lawfully vaccinated for rabies.

Exotic animal means any non-indigenous animal, not occurring naturally in the city, either presently or historically, excluding dogs, cats and domestic animals defined herein. Exotic animals include, but shall not be limited to, the following: animals of the ape species, leopards, lions, tigers, bobcats, panthers, venomous or poisonous animals, alligators and crocodiles.

Feral shall mean any cat of any breed that is or becomes undomesticated, untamed, or wild. It is a cat that has not been sterilized, ear tipped, and lawfully vaccinated for rabies.

Fowl means chickens, ducks, geese, turkeys, doves, pigeons, Cornish game hens or other fowl raised for profit, hobby or kept as pets.

Hand held leash means any strap, rope, or chain used as a restraint for animals constructed to provide secure attachment to an animal's harness or collar.

Harboring or harborer means any person who offers asylum, refuge, or sanctuary to any animal.

Keeper means any person who offers asylum, refuge, or sanctuary to any animal. Also see *Harboring or harborer*.

Microchip means a passive electronic device that is injected into an animal by means of a pre-packaged sterilized implanting device for the purposes of identification and/or recovery of the animal and properly registered as specified by the department.

Own means having the right of property or custody of an animal; or the keeping or harboring an animal; or having the care or possession of an animal; or knowingly permitting an animal to remain in, on or about any premises occupied by or under the control of the owner of the animal.

Owner means any person owning, keeping or harboring an animal or who shall allow any animal to habitually remain or to be lodged or fed within any house, store, yard, enclosure or property occupied by or under the control of such person.

Person means any person, firm, partnership, corporation or association.

Pot-bellied pig means a domestic miniature Vietnamese, Chinese, or Oriental pot-bellied pig. A pot-bellied pig is distinguished from other swine by the following traits: erect ears, sway back, curved belly, straight tail, shorter snout and coloring, which may be black, white or a combination of black and white.

Secure temporary enclosure means a secure enclosure used for purposes of transporting an exotic or dangerous animal, including a top and bottom permanently attached to the sides except for a door for entry and exit of the animal. The enclosure must be of such material, and the door closed and secured in such a manner, that the animal cannot exit the enclosure on its own or have the capacity to bite any person in close proximity to the enclosure.

Service dog means a dog that has been specially trained to do work or perform tasks which benefit a particular person with a disability. Service dog includes:

Guide dog means a dog that has been specially trained to assist a particular blind or visually impaired person;

Hearing dog means a dog that has been specially trained to assist a particular deaf or hearing-impaired person;

Medical alert or respond dog means a dog that has been trained to alert a person with a disability that a particular medical event is about to occur or to respond to a medical event that has occurred;

Mobility dog means a dog that has been specially trained to assist a person with a disability caused by physical impairments.

Therapeutic aviary means any large enclosure used to confine birds that is maintained inside a long-term care facility licensed by the state.

Trap-Neuter-Return shall mean the process of humanely trapping, sterilizing, vaccinating for rabies, ear tipping, and returning community cats to their original location.

Veterinary medical care facility means a facility that has the primary function of providing medical care for animals and is operated by a currently licensed veterinarian.

Wild animal means an animal not specifically bred over many generations to adapt to human confinement, company and control such as raccoons, wildfowl, skunks, and opossums.

(Code 1969, § 4-1; Ord. No. 2039-80, § 2, 3-20-1980; Ord. No. 2475-82, § 1, 12-7-1982; Ord. No. 2765-85, § 1, 3-5-1985; Ord. No. 4225-96, § 6, 12-17-1996; Ord. No. 4260-97, § 1, 5-6-1997; Ord. No. 4680-01, § 1, 2-20-2001; Ord. No. 5191-07, § 1, 3-6-2007; Ord. No. 5239-07, §§ 1, 2, 7-3-2007; Ord. No. 5244-07, § 1, 7-17-2007; Ord. No. 5288-08, § 1, 5-20-2008; Ord. No. 5708-22, § 1, 10-18-2022)

State law reference(s)—Dog defined, RSMo 273.010, 273.040; boarding kennel, commercial breeder, commercial kennel, contract kennel, dealer, hobby or show breeder, and pet shop defined, RSMo 273.325; dangerous animals, RSMo 578.023.

ARTICLE III. CARE AND CONTROL REGULATIONS

DIVISION 2. RESTRAINT AND CONFINEMENT

Sec. 6-103. Animals to be adequately restrained; tethering.

- (a) It shall be unlawful for an owner, keeper or harbinger of an animal or fowl to keep said animal without it being adequately restrained.
- (b) It shall be unlawful for an owner, keeper or harbinger of an animal or fowl to allow such animal to run at large.
- (c) It shall be unlawful for an owner, keeper or harbinger of animal to tether the animal outside except when the owner, keeper or harbinger of the animal is visibly supervising the animal, whether outside or from inside a residence.
- (d) Nonpoisonous snakes shall be kept in locked, escape-proof cages and shall not be permitted to escape while being handled by owner, keeper or handler.
- (e) **Cats regardless of age or sex which cause injury to persons or damage to property or that create a nuisance shall be deemed not adequately restrained.**

(Code 1969, § 4-15; Ord. No. 5191-07, § 1, 3-6-2007; Ord. No. 5246-07, § 1, 7-17-2007)

State law reference(s)—Animals restrained from running at large, RSMo 270.010 et seq.; strays, RSMo 271.010 et seq.; fences and enclosures generally, RSMo 272.010 et seq.; local option regarding fences and enclosures, RSMo 272.210; dogs prohibited from running at large, RSMo 322.020.

Sec. 6-109. Feral and Community Cats

Permitted Acts. The following actions shall be permitted in the City of Raytown, Missouri as part of Trap-Neuter-Return:

- (a) Trapping, for the sole purpose of sterilizing, vaccinating for rabies, and eartipping feral or community cats, in compliance with any applicable Federal or State law, and under the supervision of a licensed veterinarian, where applicable.**
- (b) An eartipped cat received by local shelters will be returned to the location where they are trapped unless veterinary care is required. A trapped eartipped cat will be released on site unless veterinary care is required.**
- (c) Community cat caregivers are empowered to reclaim impounded community cats without proof of ownership solely for the purpose of carrying out Trap-Neuter-Return and/or returning eartipped community cats to their original locations.**
- (d) A person who returns a community cat to its original location while conducting Trap-Neuter-Return is not deemed to have abandoned the cat.**
- (e) Trap-Neuter-Return shall be the preferred disposition for impounded community cats. Animal control and the local shelter are authorized and encouraged to conduct Trap-Neuter-Return or to direct impounded community cats to a Trap-Neuter-Return program.**

Secs. 6-110-6-129. Reserved.

CITY OF RAYTOWN
Request for Board Action

DATE SUBMITTED: 08/04/2026

MEETING DATE: August 11, 2026

SUBMITTED BY:

DEPARTMENT: Community Development

Document Type: Ordinance

SUBJECT/REQUEST

Public Hearing - 4a.FIRST READING: Bill No. 6717-26, Section XIII: Requesting the approval of a Conditional Use Permit for a Residential Care Facility for seniors and people with physical disabilities to be located at 11200 E 63rd St.

BACKGROUND/JUSTIFICATION

The applicant is requesting the approval of a Conditional Use Permit for a "*Residential Care Facility*" operated by the property owners, Monica Johnson and Mikea Williams, of Spiral Residential Home & Respite Care, to be located at 11200 E. 63rd Street. The home will provide care for approximately 10 senior residents as an alternative to a traditional nursing home. The home will maintain the appearance of a standard single-family home. Residents will not drive or own their own vehicles. Two (2) staff members will be present to care for the residents.

RECOMMENDED MOTION

Approval with conditions

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

Planning & Zoning Commission July 2, 2026 - recommended for approval with conditions.

FINANCIAL IMPACT

REVIEWED BY

Michael Graham
Jennifer Baird
Diane Egger
Teresa Henry

LIST OF REFERENCE DOCUMENTS ATTACHED

- | | |
|----|---|
| 1. | ORD PZ-2026-08 - CUP Res Care - 11200 E. 63rd St |
| 2. | DRAFT PC Meeting Minutes 7.02.26 |
| 3. | PZ-2026-10 - REVISED Staff Report and Attachments for Aug 11th BofA |

**SUPPORTING DOCUMENTS
(FOR CONTRACT ITEMS ONLY)**

AN ORDINANCE APPROVING ISSUANCE OF A CONDITIONAL USE PERMIT TO MONICA JOHNSON AND MIKEA WILLIAMS TO OPERATE A “RESIDENTIAL CARE” FACILITY AT 11200 E 63RD ST IN AN R-1, LOW-DENSITY RESIDENTIAL DISTRICT WITHIN THE CITY OF RAYTOWN, JACKSON COUNTY, MISSOURI

WHEREAS, Application PZ-2026-08, was duly submitted on or about May 15, 2026, by Monica Johnson, Spira Care, requesting approval of a Conditional Use Permit to operate a “*Residential Care*,” facility on Property Located at 11200 E. 63rd St. Within an R-1, Low-Density Residential, District in the City of Raytown, Jackson County, Missouri (the “Application”); and

WHEREAS, the Application was considered by the Planning Commission on July 2, 2026, and by a vote of 6 in favor, 1 against, rendered a report to the Board of Aldermen recommending that the Application be approved with conditions; and

WHEREAS, after opening the public hearing, considering all testimony and the record, and then closing the public hearing, the Board of Aldermen finds and declares that the provisions hereinafter contained and enacted are in pursuit of and for the purpose of securing and promoting the public safety, health, and general welfare of persons in the City of Raytown and rendered a decision to approve the Application.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – APPROVAL OF CONDITIONAL USE PERMIT. That the Application for approval of a Conditional Use Permit to operate a “*Residential Care*,” facility on Property Located at 11200 E 63rd St. Within an R-1, Low-Density Residential District in the City of Raytown, Jackson, County, Missouri is hereby approved and issued to Monica Johnson and Mikea Williams.

SECTION 2 – CONDITIONS OF APPROVAL. That the Application for approval of a Conditional Use Permit to operate a “*Residential Care*,” facility on Property Located at 11200 E. 63rd St. Within an R-1, Low-Density Residential District in the City of Raytown, Jackson, County, Missouri, be approved and issued to Monica Johnson and Mikea Williams subject to the following conditions as contained in the staff report:

1. Staff and visitor parking shall be met by off-street parking areas not located in a required front yard, as determined by the requirements of the zoning district. Vehicles are not allowed to park on 63rd Street, per Sec. 42-374.
2. At least 500 square feet of contiguous, compact outside recreation area must be provided for every five residents. The recreation area must be fenced with a fence at least 60 inches in height. The required fence shall be constructed of solid, opaque material.
3. No alterations or additions shall be made to a dwelling or accessory structure which will alter the residential appearance of such dwelling.
4. No traffic shall be generated by the residential care facility between the hours of 10:00 p.m. and 6:00 a.m. in greater volumes than would normally be expected in a residential neighborhood.
5. The Conditional Use Permit is granted to Monica Johnson and Mikea Williams and is not transferable.
6. Must abide by all local, state, and federal laws and regulations.

7. The property shall accommodate no more than two (2) residents per bedroom at a time and no more than ten (10) in total at a time.

SECTION 3 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 4 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 5 – EFFECTIVE DATE. This ordinance shall be in full force and effect from and after the date of its passage and approval.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED and ADOPTED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this _____ day of August, 2026.

Michael McDonough, Mayor

ATTEST:

Approved as to Form:

Teresa M. Henry, City Clerk

Jennifer M. Baird, City Attorney

CITY OF RAYTOWN
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES
July 2, 2026
6:00 pm
Council Meeting Chambers

1. **Welcome by Chairperson.** Chairman Meyers called the meeting to order at 6:00 P.M.
2. **Call meeting to order and Roll Call.** Secretary Stock called roll.

Thurman: Present	Jean-Paul: Present	Frazier: Absent
Emerson: Present	Meyers: Present	Sneddon: Present
Bruenger: Absent	Stock: Present	Myers: Present
3. **Approval of Minutes:** Minutes of May 21, 2026, Regular Meeting were approved 6-0 upon motion by Mr. Sneddon and a second by Secretary Stock. Ms. Emerson abstained from voting, being absent at the previous meeting.
4. **Election of Officers: Chairman, Vice Chairman, Secretary.** A motion to elect new officers was delayed until the next meeting to allow all Commissioners to be present to vote. Mr. Meyers was appointed acting Chairman for the July 2 meeting.
5. **Public Discussion:** None.
6. **Old Business:** None.
7. **New Business:**
 - A. **Case No.: PZ-2026-08**

Applicant: Monica Johnson, Spiral Residential Home & Respite Care
Reason: Request for the approval of a Conditional Use Permit for *"Residential Care Facility,"* to be located at 11200 E 63rd Street.
 1. **Introduction of Application by Chair**

Mr. Meyers introduced the application.
 2. **Explanation of any ex parte communication from Commission members regarding the application**

Mr. Meyers reported having ex parte communication with Commissioner David Frazier.
 3. **Opening of the public hearing**

Chairman Meyers opened the public hearing.

4. Swearing in of all speakers by City Attorney that plan to give testimony during hearing

All those who planned to speak were sworn in.

5. Enter Relevant City Exhibits into the Record

Benjamin Robinson, Planning & Zoning Coordinator, entered the staff report, PowerPoint, and all relevant exhibits into the City Record.

6. Introduction of Application and Power Point Staff

Mr. Robinson presented the case and gave the background for the request.

7. Presentation of Application by Applicant

The applicant, Ms. Monica Johnson, spoke to her qualifications as a healthcare professional, and gave background about *Spiral Residential Home and Respite Care*.

8. Questions for the applicant by the Commission

Ms. Emerson asked if the applicant had been licensed by the state yet. The applicant responded that her company was in the process of receiving licensing from the state of Missouri.

Mr. Thurman asked how the applicant planned to house up to ten (10) residents at the subject site. The house has three bedrooms and the applicant explained that many of her company's clients are in couples and would be staying in these rooms together. A future addition or garage remodeling is also planned for a new bedroom, she explained. Until such time as that is completed, the home would house no more than six (6) residents at a time.

Mr. Thurman also asked if residents would receive long-term or short-term care, or both. The applicant explained that the facility would serve both long-term and short-term clients, though primarily long-term. The criteria for residents, she explained, include an age requirement of at least eighteen (18) years (as required by the State of Missouri). The primary clientele would be seniors and people with disabilities.

Mr. Sneddon asked for further clarification regarding the demographics served. Ms. Johnson explained that clientele would not include people with mental illness, as staff would not be equipped to serve those individuals.

Mr. Myers asked the applicant and staff if there were any requirements that the Raytown Fire Protection District needed to approve on this case, or if there were any ADA requirements that needed to be met by the applicant. Ms. Johnson informed the Commission that in her first meeting with staff, the Fire District was present and only stipulated that exhaust be installed over the stoves and that ramp access be provided, should any client be unable to use the stairs. She also reported that she was aware that the Fire District would need to perform an inspection, separate from the process to approve this Conditional Use Permit (CUP).

Mr. Meyers asked City Attorney Lindsey Kolisch to clarify the Planning Commission's role in the various processes the applicant needed to complete in order to begin operations. Ms. Kolisch explained that approval of this CUP just permits the use of the property as a Residential Care Facility. The applicant can be granted it separately from other requirements such as state licensing, but would be unable to use it until such time as she has met those other requirements.

Ms. Emerson asked what Ms. Johnson planned to do to meet the requirement for a fenced outdoor recreational area. Ms. Johnson responded that she planned to build a courtyard and would construct a fence around that. She was not yet certain to what dimensions this would be built, though it would meet the criteria present in the conditions set by staff.

Ms. Johnson had mentioned that her company had made a previous attempt to be permitted to operate in Raytown at the subject site but were unable to obtain that permission. Mr. Thurman asked for further information about this history. Ms. Shana Kelly, Economic Development Administrator, informed Mr. Thurman that City Code requires a separation distance of 1,200 feet between each Residential Care Facility. When Ms. Johnson most recently applied for a CUP, staff were unable to locate any additional Residential Care Facilities within that separation distance of the subject property. Different staff had handled Ms. Johnson's case when she had applied previously and was denied. Therefore, clarification about that case was unavailable.

9. Request for Public Comment by Chairman

Mr. Morris Melloy gave public testimony on this item. He expressed concern with the requested CUP due to the distance between the subject site and the surrounding residential neighborhood. He also took issue with the number of potential residents for the subject property. He went on to express concern over potential traffic impacts from the proposed use. Though none of the residents would own or operate a vehicle, visitors might arrive by car.

Mr. Greg Walters gave public testimony on this item. He restated many of the same questions posed by Mr. Melloy.

Mr. Brian Byrd gave public testimony on this item. He explained that he resides directly north of the subject property and expressed his concerns with the proposed use of the property being adjacent to residences.

10. Additional Staff Comments and Recommendation / Commission Discussion

Mr. Meyers asked staff if the state sets any requirements regarding the number of occupants per bedroom. The City Attorney suggested that the Commission set a condition for approval that required the applicant house no more than two individuals per bedroom. She also noted that there are City requirements for what dimensions a room must have to qualify as a bedroom.

Ms. Emerson asked that the condition for a fence be amended to include requirements that it must be solid/opaque and at least 5ft in height.

Mr. Sneddon asked if this CUP would stay with the property should a change of ownership occur. Ms. Kolisch informed him that it would not.

Mr. Myers asked if this property would fall under the purview of Raytown's Non-Owner Occupied Maintenance Program (*Rental Ready Program*). Later, Ms. Kelly and Ms. Kolisch informed the Commission that it would not.

Mr. Jean-Paul asked if there would be any negative impact to surrounding property values as a result of approval. Ms. Kolisch responded that, by law, county assessors are required to assess individual properties on their own. Surrounding properties do not have an overriding significant effect on property value. However, she stated she cannot speak to how this is carried out in practice.

Mr. Meyers allowed those who had previously given public comment to do so again before closing the public hearing.

Mr. Melloy spoke again, reiterating the points made previously.

Mr. Byrd spoke again, reading a letter that he wrote which restated the same commentary made previously. This letter was entered into the record.

Secretary Stock spoke to her experience living near such a facility, reporting that she experienced no nuisance issues.

11. Closing of the public hearing

Mr. Meyers closed the public hearing.

12. Commission Decision to Approve, Conditionally Approve, or Deny the Application.

The Commission voted to recommend approval with conditions of the application on a motion by Secretary Stock and a second by Commissioner Jean-Paul amending condition 2 by requiring an opaque/solid fence of at least 5 feet in height and adding condition 7 requiring that the applicant shall accommodate no more than two (2) residents per bedroom with a maximum of ten (10) residents on the site.

VOTE: Motion was recommended for approval by a vote of 6-1.

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.

13. Other Business

Mr. Meyers made an announcement about City Hall being closed on Friday, July 3rd for Independence Day. He also made note of the Board of Aldermen meeting on Tuesday, July 7, 2026. Finally, he mentioned the latest iteration of the Raytown Live! Concert Series taking place Saturday, July 11, 2026.

14. Set Future Meeting Date

The next Regular Planning Commission Meeting is scheduled for Thursday, August 6th, 2026, at 6:00 PM.

15. Adjourn

The meeting was adjourned at 7:38 PM.



Community Development Department
Planning and Zoning Division
10000 E 59th 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 and Benjamin Robinson,
Planning & Zoning Commission Coordinator

Case #: Conditional Use Permit PZ-2026-08

Planning & Zoning Meeting Date: July 2, 2026

Board of Aldermen Date: August 11, 2026



Applicant: Monica Johnson

Location: 11200 E. 63rd Street

Ward: 3

Property Owner: Monica Johnson and Mikea Williams

Project Summary: The applicant is requesting the approval of a Conditional Use Permit for a "Residential Care Facility," to be located at 11200 E 63rd Street.

Staff Recommendation: Staff recommends **Approval with Conditions** of the Conditional Use Permit Application. Conditions are outlined below.

Background Information: The applicant is requesting the approval of a Conditional Use Permit for a "Residential Care Facility" operated by the property owners, Monica Johnson and Mikea Williams, of Spiral Residential Home & Respite Care, to be located at 11200 E. 63rd Street. The home will provide care for approximately 10 senior residents as an alternative to a traditional nursing home. The home will maintain the appearance of a standard single-family home. Residents will not drive or own their own vehicles. Two (2) staff members will be present to care for the residents.

Residential Care Facilities are allowed in the R-1, Low-Density Residential District with the approval of a Conditional Use Permit and subject to the following conditions per Section 50-107(b)(9) of the Raytown Municipal Code:

A residential care facility or a dwelling used for large group living, subject to the following requirements:

PZ-2026-08



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

Phone: 816-737-6014 • Fax: 816-737-6164

- a. *At least 500 square feet of contiguous, compact outside recreation area must be provided for every five residents.*
- b. *The recreation area must be fenced with a fence at least 60 inches in height.*
- c. *Parking. Parking shall be met by off-street parking areas not located in a required front yard, as determined by the requirements of the zoning district.*
- d. *No alterations or additions shall be made to a dwelling or accessory structure which will alter the residential appearance of such dwelling.*
- e. *No traffic shall be generated by residential care facilities or a dwelling used for large group living between the hours of 10:00 p.m. and 6:00 a.m. in greater volumes than would normally be expected in a residential neighborhood.*
- f. *No dwelling used for large group living shall be located within 1,200 feet of another dwelling used for group living, large or small, or a residential care facility, as measured from the nearest property line to the nearest property line.*
- g. *No residential care facility may be located within 1,200 feet of another residential care facility, or a dwelling used for group living, large or small, as measured from the nearest property line to the nearest property line.*
- h. *All other requirements of the R-3 district shall be met.*
- i. *Any residential care facility or dwelling used for large group living must be licensed by the State of Missouri, if applicable.*
- j. *In Districts R-1 and R-2, no more than 16 total residents shall be cared for at any one time.*
- k. *In Districts R-1 and R-2, the applicant must demonstrate that the use will be consistent with the residential character of the neighborhood by presenting information regarding:*
 1. *The number of residents.*
 2. *The number of employees.*
 3. *The number of additional vendors or service providers anticipated to visit the home each day, week, and month including but not limited to pharmacy deliveries, barbers, therapists, doctors, food deliveries, transportation of residents, and special activity providers.*
 4. *The total number of vehicle trips to and from the home per day, including all of the above.*

The applicant is aware of and has agreed to abide by the applicable conditions.

Zoning: R-1, Low-Density Residential

Total Land Area: 0.345 Acres

Public Noticing: *The Daily Record:* A public hearing notice was published in The Daily Record Kansas City, on **May 25, 2026**. A copy of the affidavit of publication is included with the attachments to this report. Letters to Residents and Property Owners were mailed to property owners within 185 feet of the subject property on **May 5, 2026**. A copy of the letter is included with the attachments to this report.



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

Phone: 816-737-6014 • Fax: 816-737-6164

Neighborhood Meeting: The applicant held a neighborhood meeting on **Tuesday, June 9, 2026**. A summary of the meeting and a copy of the sign-in sheet are included with the attachments to this report.

Adjacent Properties:

	Zoning:	Current Land Use:
North:	R-1, Low-Density Residential	Single-Family Homes
South:	R-1, Low-Density Residential	Single-Family Homes
East:	R-1, Low-Density Residential	Single-Family Homes
West:	R-1, Low-Density Residential	Single-Family Homes

Street Classification: 63rd Street is classified as an **Arterial**.

Vehicular and Pedestrian Access: Vehicular access will be provided via the existing driveway fronting 63rd Street. Pedestrian access is available via a sidewalk on the south side of 63rd Street. No additional sidewalk is required to be constructed.

Conditional Use Permit Factors to Be Considered:

1. The stability and integrity of the various zoning districts.

The home will be used for residential purposes, which aligns with the property's zoning and surrounding zoning.

2. The conservation of property values.

Approval of the application will not adversely affect neighboring property values.

3. Protection against fire casualties.

The single-family home has been constructed to protect against fire casualties.

4. Observation of general police regulations.

The proposed Residential Care Facility will not be opposed to general police regulations.

5. Prevention of traffic congestion.

Residents of the home will not drive or own their own cars, therefore, traffic is not expected to be greater than an average residential home.

6. Promotion of traffic safety and the orderly parking of motor vehicles.



Community Development Department

Planning and Zoning Division

10000 E 59th Street • Raytown, MO 64133

Phone: 816-737-6014 • Fax: 816-737-6164

As previously mentioned, vehicle activity is not expected to be greater than an average residential home. Off-street parking is available in the driveway, which should be ample space for staff and visitors.

7. Promotion of the safety of individuals and property.

The site is expected to be safe for individuals and property.

8. Provisions for adequate light and air.

The site is already developed and has adequate light and air.

9. Prevention of overcrowding and excessive intensity of land uses.

The proposed development will not cause overcrowding or intensity of land uses.

10. Provision for public utilities and schools.

The subject property has adequate utilities to serve the residential home and will not affect schools, other than increasing property values and generating tax revenue.

11. Invasion by inappropriate uses.

The proposed use is not an inappropriate use.

12. Value, type and character of existing or authorized improvements and land uses.

No external changes will be made to the residential home. The Residential Care Facility will be able to provide a home for senior citizens rather than a traditional nursing home.

13. Encouragement of improvements and land uses in keeping with overall planning.

The Future Land Use Map designates this area for "Traditional Neighborhood," which consists of detached and attached residential homes suited for residents of a variety of ages. This proposal aligns with this future land use designation as it is for residential purposes.

14. Provision for orderly and proper renewal, development, and growth.

The proposed use will align with proper renewal, development, and growth.

ATTACHMENTS:

- Zoning Map



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

- Application
- Neighborhood Letter
- 185-ft Buffer Map
- Neighborhood Meeting Sign-In Sheet
- Neighborhood Meeting Minutes
- Affidavit of Publication
- Street Classification Map
- Future Land Use Map – *Raytown on the Rise, 2040* Comprehensive Plan
- Letter from Neighbor: *Board Comments by Brian Byrd*

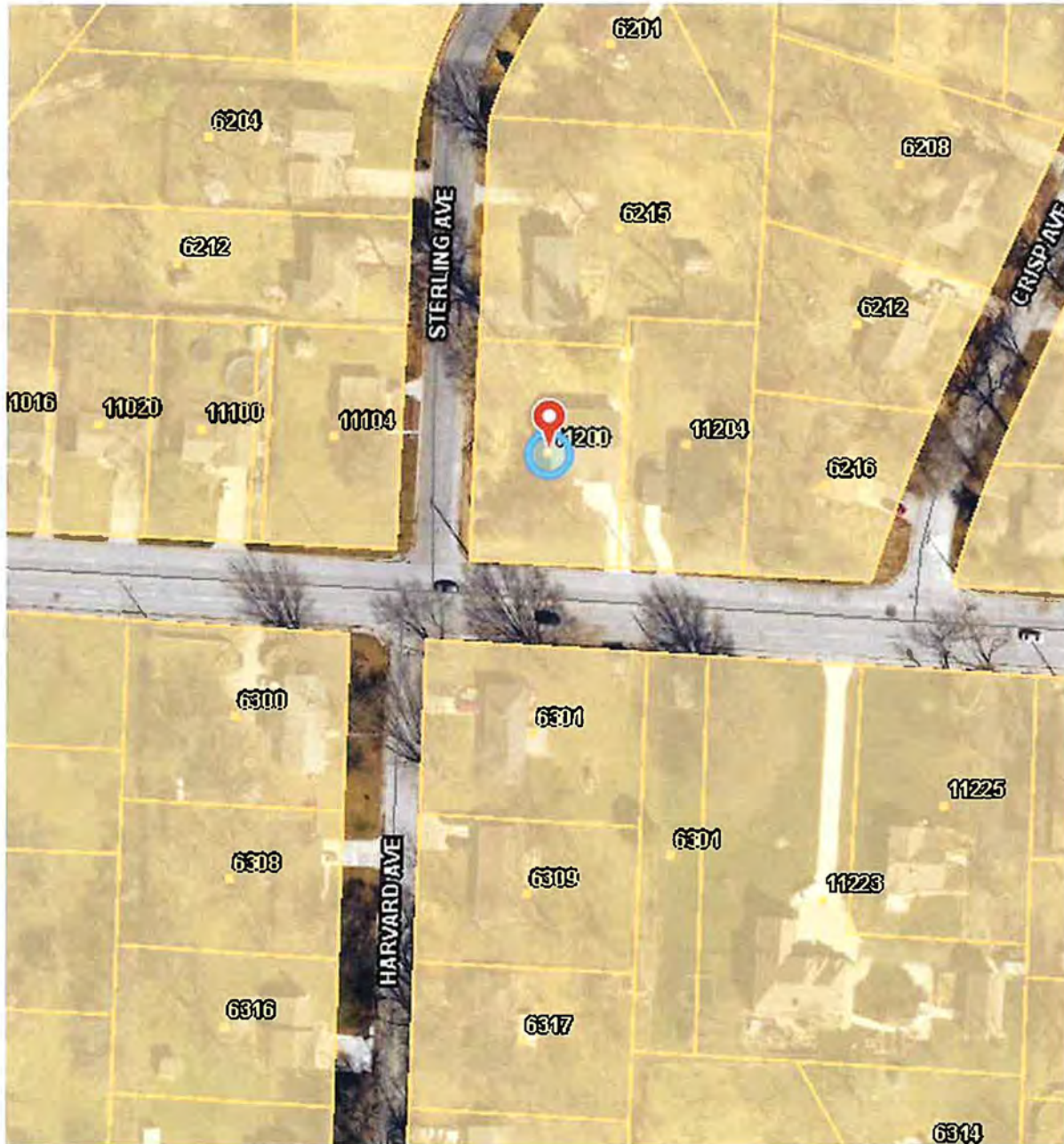
Staff recommends that the Planning & Zoning Commission **Approve** Conditional Use Permit application **PZ-2026-08** subject to the following conditions:

1. Staff and visitor parking shall be met by off-street parking areas not located in a required front yard, as determined by the requirements of the zoning district. Vehicles are not allowed to park on 63rd Street, per Sec. 42-374.
2. At least 500 square feet of contiguous, compact outside recreation area must be provided for every five residents. The recreation area must be fenced with a fence at least 60 inches in height. The required fence shall be constructed of solid, opaque material.
3. No alterations or additions shall be made to a dwelling or accessory structure which will alter the residential appearance of such dwelling.
4. No traffic shall be generated by the residential care facility between the hours of 10:00 p.m. and 6:00 a.m. in greater volumes than would normally be expected in a residential neighborhood.
5. The Conditional Use Permit is granted to Monica Johnson and Mikea Williams and is not transferable.
6. Must abide by all local, state, and federal laws and regulations.
7. The property shall accommodate no more than two (2) residents per bedroom at a time and no more than ten (10) in total at a time.



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

Zoning Map:





CUP-000286-2026

Planning & Zoning

Application Form

Community Development
10000 E. 59th Street
Raytown, MO 64133
(816) 737-6014
planning@raytown.mo.us

APPLICATION TYPE

- | | | |
|--|--|------------------------------------|
| ☐ Pre-Application | ☐ Preliminary Plat | ☐ Site Plan |
| ☒ Conditional Use Permit | ☐ Final Plat | ☐ Variance |
| ☐ Rezoning | ☐ Lot Split/Combination | ☐ Appeal |

PROJECT INFORMATION AND LOCATION

Project Name: **Spiral Resident Home Care for Seniors- Raytown**

Project Address / Location: **11200 E 63rd St Raytown MO 64133**

Square Feet of Building: **1,438 sqft** Acreage: **0.34**

Number of Lots/Tracts: **1** Stream Buffer (Y/N): **NO**

Existing Zoning: **R-1 Single Family Residential** Proposed Zoning: **No Change**

Existing Land Use: **Single-family residential dwelling** Proposed Land Use: **Small Res. care home**

BASIC APPLICATION REQUIREMENTS

- | | |
|---|---|
| ☒ Completed & Signed Application Form | ☒ Project Narrative |
| ☒ Application Fee (See Fee Schedule) | ☐ Owner/Agent Affidavit |
| ☐ Site Plan or Plat (PDF) | ☒ Legal Description |
| ☐ 2 (Two) 24" x 36" plans for plats & site plans | ☐ Rezoning/Conditional Use Permit Supplement |

CONTACT INFORMATION

Applicant

Name: **Monica Johnson**

Company: _____

Address: **11200 E 63rd St Raytown MO 64133**

Phone: **816-299-7028**

Email: **mjohnson4421@yahoo.com**

Owner

Name: **Mikea Williams**

Company: _____

Address: **11200 E 63rd St Raytown Mo 64133**

Phone: **913-602-5456**

Email: **mikea.chat82@gmail.com**

Architect / Engineer / Surveyor / Other

Name: _____ Company: _____

Address: **N/A - existing residential structure**

Phone: _____ Email: _____

Architect / Engineer / Surveyor / Other

Name: _____ Company: _____

Address: _____

Phone: _____ Email: _____

The applicant hereby agrees that the information provided above is accurate.

M. Williams 3/19/2026
OWNER SIGNATURE DATE

M. Johnson 3/19/2026
APPLICANT SIGNATURE DATE



Planning & Zoning

CUP/Rezoning Supplement

Community Development
10000 E. 59th Street
Raytown, MO 64133
(816) 737-6014
planning@raytown.mo.us

Per 50-562(e) of the Raytown Municipal Code, the Planning Commission reviews applications in accordance with RSMo Chapter 89, which requires evaluation of each application using the following criteria/questions:

1. The proposed use will be in keeping with the character of the neighborhood because:

The residential care home will operate within the existing single-family house and maintain the residential character of the neighborhood. The property will look and function like a normal residence while providing supportive living services for a small number of residents.

2. The proposed use will be consistent with the uses and zoning of nearby properties because:

The surrounding properties are residential. The proposed residential care home will maintain the appearance and scale of a single-family home and will not create commercial traffic or activity.

3. Prior to submitting this application, the property has been vacant for:

The property is currently a residential home and will continue to function as a residential dwelling.

4. The property is more suited for the proposed use than its current use because:

The home layout includes multiple bedrooms, common living space, and adequate parking which makes it suitable for a small residential care facility.

5. The proposed use could have the following detrimental effects on nearby parcels:

The proposed use is not expected to create negative impacts. The number of residents will be limited and staffing will be minimal, similar to a normal household.



Planning & Zoning
CUP/Rezoning Supplement

Community Development
10000 E. 59th Street
Raytown, MO 64133
(816) 737-6014
planning@raytown.mo.us

6. If the application were denied, the property owner(s) will face the following hardships:

Approval allows the property to provide needed residential care services for seniors in the community.

7. Public facilities and utilities are adequate to serve the proposed use as follows:

The property is served by city water, sewer, electricity, and emergency services and requires no infrastructure changes.

8. Additional comments:

This project supports the growing need for small residential care homes that allow seniors to live in a home-like environment rather than institutional facilities.

Please return this page with the general application page. Failure to include this supplementary page will constitute an incomplete application and may delay the process.

STATE OF MISSOURI



Denny Hoskins
Secretary of State

CORPORATION DIVISION
CERTIFICATE OF GOOD STANDING

I, DENNY HOSKINS, Secretary of State of the STATE OF MISSOURI, do hereby certify that the records in my office and in my care and custody reveal that

SPIRAL RESIDENTIAL HOME AND RESPITE CARE LLC
LC014540543

was created under the laws of this State on the 9th day of April, 2024, and is active, having fully complied with all requirements of this office.

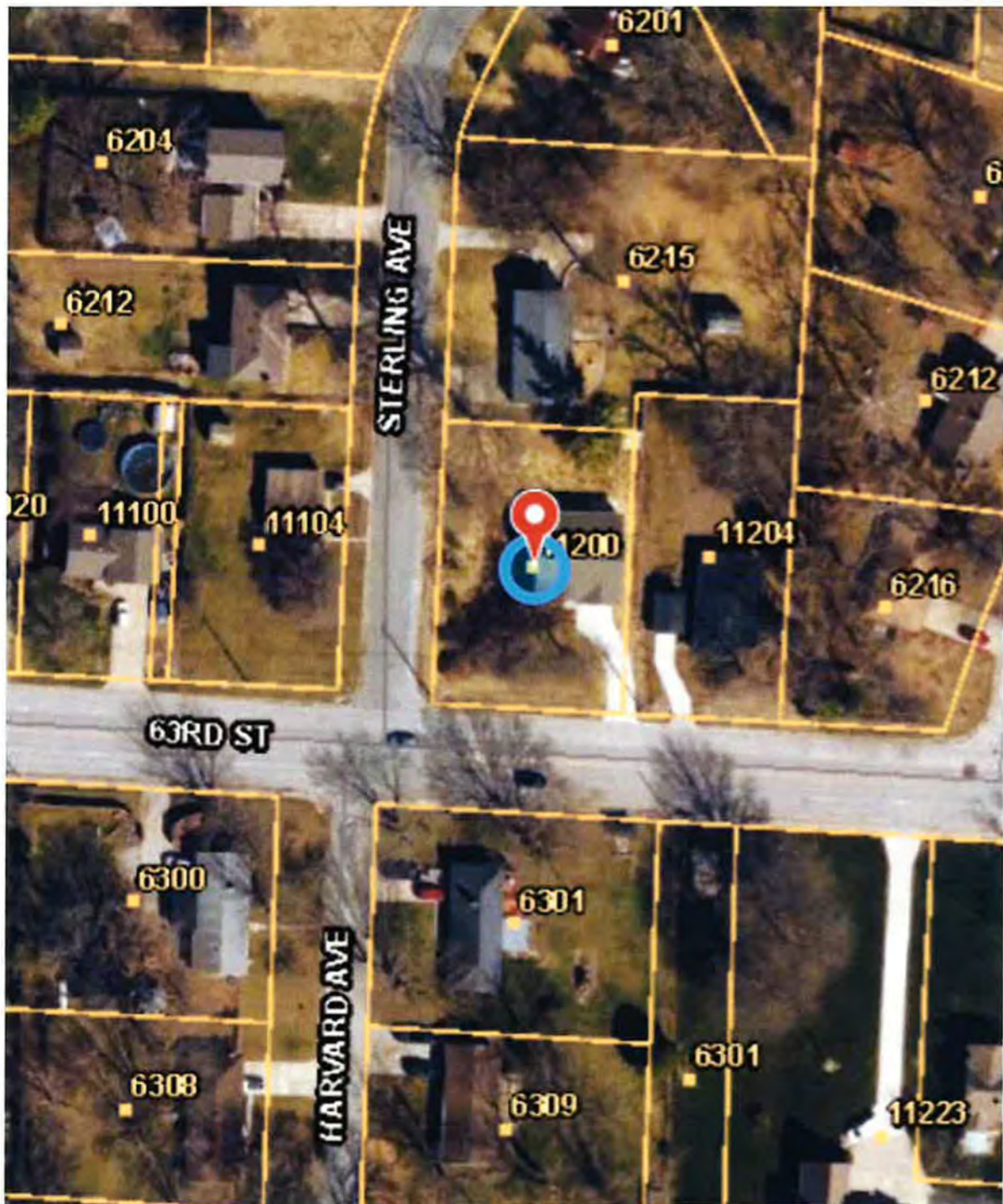
IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 20th day of March, 2026.

Denny Hoskins
Secretary of State



Certification Number: CERT-03202026-0153

Aerial Map



Dear Property Owner/Tenant:

Notice of Neighborhood Meeting and Public Hearings in Your Area

The Raytown Community Development Department is processing a Conditional Use Permit application filed by Monica Johnson on behalf of the property owner, Mikea Williams, for a "Residential Care Facility," to be located at 11200 E. 63rd Street, Raytown, Missouri, identified by Jackson County Parcel ID#: 45-110-16-12-02-0-00-000, zoned R-1, Low-Density Residential.

As a nearby owner or tenant, you are entitled to appear and provide comments at any of the public hearings on this matter or to provide written comments.

The applicant will be holding a neighborhood information meeting at Raytown City Hall at 1:00pm on Tuesday, June 9, 2026, to which you are invited to discuss the application directly with them. City Staff will not be present at this time. If you have any concerns or need more information about the application, we highly recommend that you attend this meeting.

A public hearing to consider this application will be held by the Raytown Planning & Zoning Commission at **6:00 PM on Thursday July 2, 2026**. The full packet and agenda will be available for view on the City of Raytown website on **Friday, June 26, 2026**.

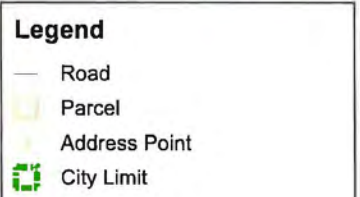
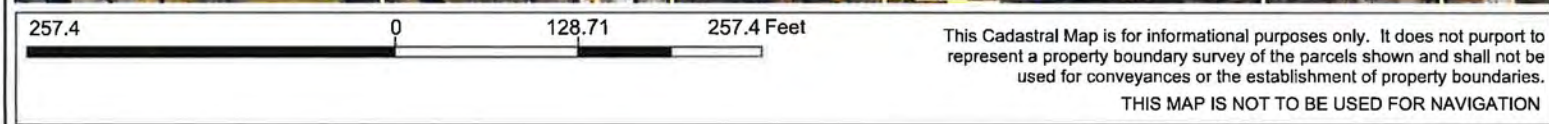
The Raytown Board of Aldermen will also hold a public hearing regarding the above-described application, tentatively scheduled for **7:00 PM on Tuesday, August 4, 2026**.

All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E 59th Street, Raytown, MO 64133.

The public is invited to attend the neighborhood meeting and the public hearings to ask questions and provide comments regarding this application. Additional information regarding this application can be obtained from the Department of Community Development located in Raytown City Hall at 10000 East 59th Street, by phone at (816)737-6059 or by email at shanak@raytown.mo.us.

If you will require any special accommodations (i.e., qualified interpreter, large print reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816)737-6014 no later than 48 hours prior to the applicable public hearing date.

Raytown, MO



Notes

Neighborhood Meeting

June 9, 2026

SIGN-IN SHEET

PLEASE PRINT LEGIBLY

Name	Mailing Address (Include City, State & Zip Code)	Phone # (Optional)	E-Mail Address (Optional)
David Frazier	11223 E. 63 RD St. 64133	816-807-0145	

Neighborhood Meeting Summary

Spiral Residential Home & Respite Care

Proposed Residential Care Facility

Neighborhood Meeting Date: June 9, 2026

Location: Raytown, Missouri

Summary of Neighborhood Meeting

On June 9, 2026, Spiral Residential Home & Respite Care conducted a neighborhood meeting to discuss the proposed residential care home and provide neighboring residents with an opportunity to ask questions and voice any concerns.

One neighborhood resident attended the meeting. Initially, the attendee expressed concern regarding the possibility of the property being used to house troubled or at-risk youth. After receiving clarification that the proposed facility is intended exclusively to serve elderly and disabled adults who require assistance with activities of daily living, the attendee expressed support for the project.

During the discussion, representatives of Spiral Residential Home & Respite Care explained that, through the services provided by Spiral Health Systems, there is a growing need for residential care options for individuals who require 24-hour support but prefer not to enter a traditional nursing home setting. The proposed residence is intended to provide a safe, home-like environment where residents can continue receiving care while maintaining a higher quality of life and independence.

Additional topics discussed included:

- The anticipated number of residents to be served within the home.
- Parking accommodations and traffic considerations.
- The overall operations and purpose of the residential care home.
- The benefits of providing community-based care for elderly and disabled individuals.

The attendee indicated that he understood the purpose of the facility and stated that he supported the vision of the project. He further shared that he has elderly parents and recognized the value of having residential care options available within the community.

In addition to the formal meeting, representatives have received several inquiries from neighbors through informal conversations and door-to-door discussions. After explaining the nature of the proposed residential care home, its target population, and operational

model, community members generally expressed support and did not raise significant objections. Feedback received has been positive, with residents demonstrating an understanding of the need for quality residential care services for seniors and individuals with disabilities.

Conclusion

Based on the neighborhood meeting and subsequent discussions with nearby residents, the overall response from the community has been supportive. Neighbors who have inquired about the project have expressed understanding of the facility's purpose and the need for residential care services that allow elderly and disabled individuals to receive assistance in a home-like setting rather than a nursing facility.

Spiral Residential Home & Respite Care appreciates the opportunity to engage with the community and remains committed to being a responsible neighbor while providing much-needed residential care services to Raytown residents and surrounding communities.

Submitted by:

Spiral Residential Home & Respite Care, LLC

Monica Johnson and Mikea Williams

June 2026

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 Stolzle
10000 E 59th St
Raytown, MO, 64133

Re: Legal Notice 4165425, 11200 E 63rd Street, Raytown,
Missouri

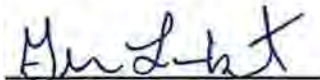
State of MO

County of Jackson County

Before the undersigned Notary Public personally appeared Germaine Lambert 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 05/25/2026 edition and ending with the 05/25/2026 edition for a total of 1 publications, and that the date of publications were as follows: 05/25/2026.

Publishers fee: \$60.32

By:



Germaine Lambert

Sworn to me on this 27th day of
May 2026

By:



Angela Bridgewater
Notary Public, State of MO
No. 17091312

Qualified in Jefferson County
My commission expires on
March 22, 2029

ANGELA M BRIDGEWATER
Notary Public - Notary Seal
State of Missouri
Commissioned for Jefferson County
My Commission Expires: March 22, 2029
Commission Number: 17091312

Notice of Public Hearings

Affected Property: 11200 E 63rd
Street, Raytown, Missouri
Jackson County Parcel ID # 45-110-16-
12-02-0-00-000

A public hearing to consider a Conditional Use Permit application for a "Residential Care Facility" use, filed by Monica Johnson on behalf of the property owner, Mikea Williams, to be located at 11200 E. 63rd Street in Raytown, Missouri, zoned R-1, Low-Density Residential, will be held by the Raytown Planning & Zoning Commission at 6:00pm on Thursday, July 2, 2026. The applicant intends to operate a Residential Care Facility for seniors within the home. The packet and agenda will be available for view on the City of Raytown website on Friday, June 26, 2026.

The Raytown Board of Aldermen will also hold a public hearing to consider this Conditional Use Permit, tentatively scheduled for 7:00pm on Tuesday, August 4, 2026.

All public hearings will take place in the Council Chambers at Raytown City Hall located at 10000 E. 59th St. Raytown, MO 64133.

The public is invited to attend the public hearings to ask questions and provide comments. Additional information can be obtained from the Department of Community Development located in Raytown City Hall at 10000 E. 59th Street, by telephone at (816)737-6059 or by email at shanak@raytown.mo.us.

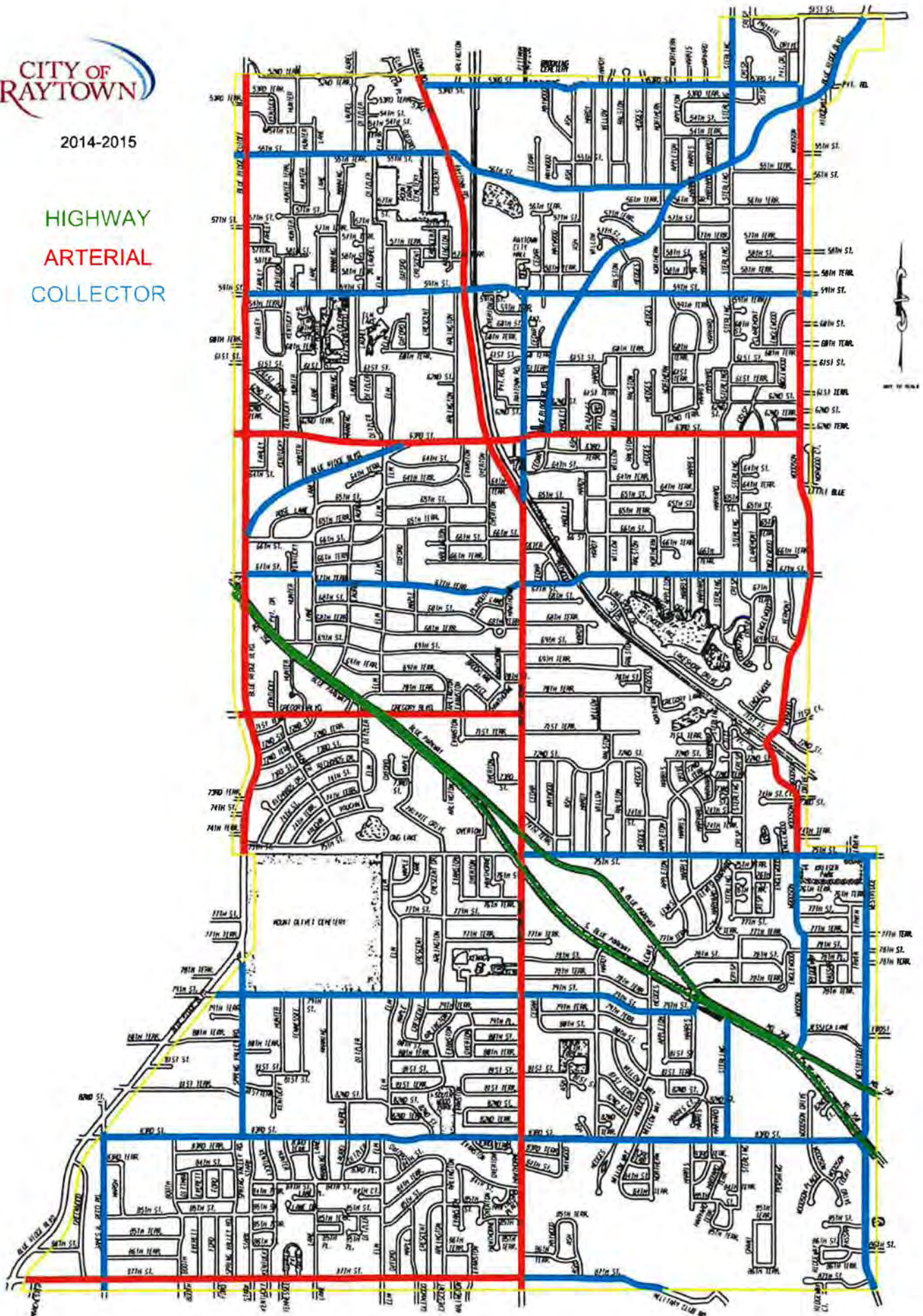
If you will require any special accommodation (i.e., qualified interpreter, large print, reader, hearing assistance) to attend either of these public hearings, please notify the Department of Community Development at Raytown City Hall at (816)737-6014 no later than 48 hours prior to the applicable public hearing date.

4165425 Jackson May 25, 2026



2014-2015

HIGHWAY
ARTERIAL
COLLECTOR



56 | Raytown, Missouri



Board comments by Brian Byrd

From Brian Byrd <brianwsbyrd@yahoo.com>

Date Thu 7/2/2026 8:00 PM

To Benjamin Robinson <benjaminr@raytown.mo.us>

Dear Esteemed Board Members,

I am writing to formally express my significant concerns regarding Case No. PZ-2026-08, the proposed zoning request for the property located at 11200 E 63rd Street. My name is Brian Byrd, and I reside at 6215 Sterling Avenue, directly adjacent to the northern boundary of the property under consideration. As a directly impacted resident, this proposal has generated a number of critical questions and apprehensions that I hope to address and understand more thoroughly during this vital meeting.

My property at 6215 Sterling Avenue shares an immediate border with the parcel subject to this zoning request. As illustrated in accompanying documentation,

my home, specifically the rear entrance, is in very close proximity to the proposed development. Furthermore, an existing gate currently facilitates unhindered access between the two properties, raising immediate concerns about privacy and security should the nature of the adjacent property change. It is my understanding, and please correct me if I'm wrong; The owner has no plans for additional structures or paved surfaces on this property? Wait for response! This type of change, is highly likely to exacerbate stormwater runoff. This poses a considerable risk of increased flooding, erosion, and potential damage to my property.

It is imperative for the board to understand the profound impact that a significant change in occupancy profile can have on an established residential neighborhood. Among my concerns are, stress on the sewer system, off street parking, light and noise pollution .

Sober living facility

I seek assurances that background checks will be performed on residents and staff. Anyone with a history of violence, sexual abuse or drug/ alcohol abuse will not work or live at this facility. I seek to understand on how the board plans to mitigate any such potential negative impacts on neighborhood safety and stability from this point forward.

Finally, and perhaps most critically, I must address the potential financial and qualitative burden this zoning change could impose on existing property owners, including myself. R-1 residential zoning is specifically established to foster and protect quiet, low-density, single-family environments, which inherently contribute to neighborhood stability and desirability. Any deviation from this established zoning introduces an element of uncertainty and can significantly undermine the perceived quality and character of the surrounding area. I acquired my property at 6215 Sterling Avenue in April 2026, a decision heavily influenced by the established R-1 zoning and the consistent quality of the adjacent property at 11200 E 63rd Street. The fact that this significant zoning request has emerged about 15 days after my purchase raises considerable questions regarding the timing of this request. Extensive real estate valuation studies and established appraisal practices consistently demonstrate that single-family residences situated adjacent to commercial or higher-density residential zones typically experience a depreciation in market value compared to similar homes exclusively surrounded by R-1 zoning. This principle underscores how zoning compatibility directly impacts property valuation.

I respectfully ask the Board to consider: is it the Board's position that existing residents should bear the financial detriment resulting from a zoning decision that fundamentally alters the established character of our neighborhood? Should this zoning request be approved, I urge the Board to articulate clearly what specific remedies and protective measures will be implemented to safeguard the safety, privacy, and financial interests of directly impacted residents like myself. I am seeking tangible assurances that my investment and quality of life will not be unjustly diminished.

I appreciate the opportunity to present these vital concerns and look forward to a constructive dialogue during the meeting.

let me close by saying, this was written mostly prior to receiving some positive news on the written plans the zoning commission had shared with me. I want to be a good neighbor, I don't object to this being approved. However any future changes to the

property under review that could negatively impact the concerns I have stated I expect the board to have another public hearing. Thank you.

Sent from Yahoo Mail for iPhone

CITY OF RAYTOWN

Request for Board Action

DATE SUBMITTED: 07/08/2026

MEETING DATE: August 11, 2026

SUBMITTED BY:

DEPARTMENT: Public Works

Document Type: Resolution

SUBJECT/REQUEST

R-3827-26: Authorizing an Agreement with Tyler Technologies for Implementation of an Asset Management System in an amount not to exceed \$44,200.00.

BACKGROUND/JUSTIFICATION

The Public Works Department has been utilizing Cityworks as its asset management platform since 2021. In the time since, staff has had continuous problems with the software, a third party consultant must be contacted for support, and the costs of both software and support have risen noticeably year after year. Tyler Technologies is already in use by both the Finance and Community Development Departments. Both departments have been working with this vendor for several years, and are in support of us implementing their Enterprise Asset Management (EAM) platform. Implementing EAM would be beneficial for City staff as it would allow Public Works to interact with Community Development for permitting and inspections. This would also allow Clean-Up Coupons and Right-of-Way Permits to be accessible online, benefiting the residents.

Changing the department's asset management software would save the Public Works and Parks and Recreation Departments over \$30,000.00 annually. Currently, the combined annual expenses for the two departments are over \$90,000.00. The annual expense for Tyler Technologies licensing would be \$57,950.00, which the cost of the first license contract would not be incurred until FY 2026-2027. Additionally, switching to EAM would eliminate two vendors, and allow us to work with a current vendor in Tyler Technologies.

Tyler Technologies met with City staff from both Public Works and Parks and Recreation Departments to understand our operations, and are building out the system to fit their needs. This software does everything that Cityworks currently does, with a better user interface and a lower annual cost.

RECOMMENDED MOTION

Staff recommends approval as submitted.

PREVIOUS ACTION

COMMISSION/COMMITTEE REVIEW

--

FINANCIAL IMPACT

Contractor:	Tyler Technologies
Amount of Request/Contract:	\$44,200.00
Amount Budgeted:	\$44,200.00

REVIEWED BY

Joey Carley Michael Graham Jennifer Baird Diane Egger Teresa Henry
--

LIST OF REFERENCE DOCUMENTS ATTACHED

1.	Reso Tyler Technology-Asset Management-2026
2.	Reso Tyler Technology-Asset Management-2026 - Exhibit A
3.	Tyler Technologies EAM Proposal

**SUPPORTING DOCUMENTS
(FOR CONTRACT ITEMS ONLY)**

Document	Attached	If not attached, explain
Other: Quote		

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT BY AND BETWEEN TYLER TECHNOLOGIES AND THE CITY OF RAYTOWN, MISSOURI FOR IMPLEMENTATION OF AN ASSET MANAGEMENT SYSTEM IN AN AMOUNT NOT TO EXCEED \$44,200.00 FOR FISCAL YEAR 2025-2026

WHEREAS, the City of Raytown currently utilizes an asset management platform that has had continuous issues with the software; and

WHEREAS, since this platform is used for daily activities in Public Works, Sanitary Sewer, Parks & Recreation and Engineering, the City would like to begin implementation to an Asset Management System with Tyler Technologies; and

WHEREAS, the Board of Aldermen find it is in the best interest of the City to authorize and approve an agreement by and between Tyler Technologies and the City of Raytown for the implementation of an Asset Management System, as set forth in Exhibit "A" in an amount not to exceed \$44,200.00 for year 2025-2026.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT the agreement by and between Tyler Technologies and the City of Raytown for the implementation of an Asset Management System, as set forth in Exhibit "A" in an amount not to exceed \$44,200.00 for year 2025-2026 is hereby authorized and approved; and

FURTHER THAT the City Administrator is hereby authorized to execute all documents necessary and to take any and all actions necessary to effectuate the terms of the contract and the City Clerk is authorized to attest to the same.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 11th day of August, 2026.

ATTEST:

Michael McDonough, Mayor

Teresa M. Henry, City Clerk

Approved as to Form:

Jennifer M. Baird, City Attorney

EXHIBIT A



Quoted By:
Quote Expiration:
Quote Name:

Miguel Aleman
3/31/27
EAM Foundation - 6 Dept with
Unlimited Users

Sales Quotation For:

RAYTOWN, MO CITY OF
FINANCE DEPARTMENT
10000 E 59TH ST
RAYTOWN MO 64133-3915

Tyler Annual Software

Descripton	Monthly Fee	Users/Units	Annual Fee
Additional			
EAM Foundation	\$ 1,083	1	\$ 13,000
Fleet Department - (Unlimited Users)	\$ 667	1	\$ 8,000
Parks and Recreation Department - (Unlimited Users)	\$ 667	1	\$ 8,000
Streets Department - (Unlimited Users)	\$ 667	1	\$ 8,000
Traffic Department - (Unlimited Users)	\$ 667	1	\$ 8,000
Stormwater Department - (Unlimited Users)	\$ 667	1	\$ 8,000
Wastewater Department - (Unlimited Users)	\$ 667	1	\$ 8,000
Sub-Total:			\$ 61,000
<u>Less Discount:</u>			<u>\$ 3,050</u>

2026-589605-M6Y1C5

Page 1

TOTAL:

\$ 57,950

Professional Services

Description	Quantity	Unit Price	Extended Price	Maintenance
Professional Services				
Professional Services	304	\$ 125	\$ 38,000	\$ 0
Project Management	40	\$ 155	\$ 6,200	\$0
TOTAL:			\$ 44,200	\$ 0

Summary	One Time Fees	Recurring Fees
Total Annual Software		\$ 57,950
Total Services	\$ 44,200	\$ 0
Total Third-Party Hardware, Software, Services	\$ 0	\$ 0
Summary Total	\$ 44,200	\$ 57,950

Customer Approval: _____

Date: _____

Print Name: _____

P.O.#: _____

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) delivery of the license key or (ii) when Tyler makes such software available for download by the Client;
- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
 - o Implementation and other professional services fees shall be invoiced as delivered.
- Expenses associated with onsite services are invoiced as incurred.

Comments

Standard Project Management responsibilities include project plan creation, initial stakeholder presentation, bi-weekly status calls, updating of project plan task statuses, and go-live planning activities.

Special Payment Terms:

Year 1 SaaS Fees begin on April 1st 2027, and are to be prorated to align with the existing agreement.

Proposal Includes:

Software as a Service ("SaaS") Fees

- Enterprise Asset Management (EAM) Foundation

Includes:

- o HUB
- o Readyforms
- o Inventory
- o Inventory API Toolkit
- o EAM API Toolkit
- o GIS
- o Mobile
- o Vendor Access

One-Time Professional Services

- Professional Services:
 - o Up to 304 hours of professional implementation services for the implementation of the EAM product in the City of Raytown, MO.
- Project Management Services:
 - o Up to 40 hours of project management for scheduled meetings with the City of Raytown, MO, internal resource allocation, and planning.

Scope:

Departments to be implemented:

- Fleet
- Parks and Recreation
- Streets
- Traffic
- Stormwater
- Wastewater