CITY OF RAYTOWN

PLANNING & ZONING COMMISSION

AGENDA

Raytown City Hall
Board of Aldermen Meeting Chambers
10000 East 59th Street
October 1, 2026
6:00 pm

1. **Welcome by Chairperson.**

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

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

3. **Approval of Minutes – September 3, 2026, Regular Meeting Minutes.**

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

4. **Swearing in by City Attorney of all attendees who will present or give testimony at this meeting.**

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

6. **Old Business:**

    A. 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.

    B. Case No.: PZ-2026-17
    Applicant: City of Raytown

Reason: Requesting the approval of text amendments to Chapter 50, Article IV of the City of Raytown Municipal Code, regarding N; Conservation zoning districts.

Staff is requesting this case be dismissed.

C. Case No.: PZ-2026-11
Applicant: City of Raytown
Reason: Request for the approval of a Rezoning of 8801 E 66th Street, 8805 E 66th Street, and Parcel ID: 45-230-15-12-00-0-00-000.

1. Introduction of Application by Chair.
2. Enter Relevant City Exhibits into the Record:
    a. Staff Report.
    b. Application, Supporting Documents, and PowerPoint Presentation.
3. Introduction of Application and PowerPoint by Staff.
4. Questions for Staff from Commission.
5. Opening of the Public Hearing.
    a. Swearing in by City Attorney of any speakers on this case not yet sworn in.
    b. Request for Public Comment by Chairman.
6. Closing of the Public Hearing.
7. Additional Staff Comments and Recommendation.
8. Commission Discussion.
9. Commission Decision to Recommend Approval or Denial of the Application.

7. New Business:

A. Case No.: PZ-2026-14
Applicant: Michael Cantwell, CSC
Reason: Request for the approval of a Conditional Use Permit for "*Vehicle Sales, New and Used*" at 11900 E 350 Hwy.

1. Introduction of Application by Chair.
2. Enter Relevant City Exhibits into the Record:
    a. Staff Report.
    b. Application, Supporting Documents, and PowerPoint Presentation.
3. Introduction of Application and PowerPoint by Staff.
4. Questions for Staff from Commission.
5. Presentation of Application by Applicant.
6. Questions for Applicant from Commission.
7. Opening of the Public Hearing.
    a. Swearing in by City Attorney of any speakers on this case not yet sworn in.
    b. Request for Public Comment by Chairman.
8. Closing of the Public Hearing.
9. Additional Staff Comments and Recommendation.
10. Commission Discussion.

11. Commission Decision to Recommend Approval, Conditional Approval, or Denial of the Application.
    a. Motion.
    b. Second.
    c. Additional Board Discussion.
    d. Vote.

B. Case No.: PZ-2026-15
Applicant: Phong Tran, Tran Empire Auto Exchange
Reason: Requesting the approval of a Conditional Use Permit for *"Vehicle Sales, New and Used"* at 11900 E 350 Hwy.

1. Introduction of Application by Chair.
2. Enter Relevant City Exhibits into the Record:
    a. Staff Report.
    b. Application, Supporting Documents, and PowerPoint Presentation.
3. Introduction of Application and PowerPoint by Staff.
4. Questions for Staff from Commission.
5. Presentation of Application by Applicant.
6. Questions for Applicant from Commission.
7. Opening of the Public Hearing.
    a. Swearing in by City Attorney of any speakers on this case not yet sworn in.
    b. Request for Public Comment by Chairman.
8. Closing of the Public Hearing.
9. Additional Staff Comments and Recommendation.
10. Commission Discussion.
11. Commission Decision to Recommend Approval, Conditional Approval, or Denial of the Application.
    a. Motion.
    b. Second.
    c. Additional Board Discussion.
    d. Vote.

8. Other Business:

A. Board of Aldermen meeting on Tuesday, October 6, 2026 at 7:00 PM.
B. MARC *Planning Sustainable Places* Grant Award
C. MARC Transportation Alternative Grants
    a. Public Comment Period now open until October 2, 2026
    b. https://data.marc.org/SubAllocated/#/public_comment

9. Set Future Meeting Date – The next Regular Planning Commission Meeting is Scheduled for Thursday, November 5, 2026, at 6:00 PM.

10. Adjourn.

a. Motion to adjourn.
b. Second.
c. Vote.

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A. Case No.: PZ-2026-14
Applicant: Michael Cantwell, CSC
Reason: Request for the approval of a Conditional Use Permit for "*Vehicle Sales, New and Used*" at 11900 E 350 Hwy.

1. Introduction of Application by Chair.
2. Enter Relevant City Exhibits into the Record:
    a. Staff Report.
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3. Introduction of Application and PowerPoint by Staff.
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11. Commission Decision to Recommend Approval, Conditional Approval, or Denial of the Application.
    a. Motion.
    b. Second.
    c. Additional Board Discussion.
    d. Vote.

B. Case No.: PZ-2026-15
Applicant: Phong Tran, Tran Empire Auto Exchange
Reason: Requesting the approval of a Conditional Use Permit for *"Vehicle Sales, New and Used"* at 11900 E 350 Hwy.

1. Introduction of Application by Chair.
2. Enter Relevant City Exhibits into the Record:
    a. Staff Report.
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a. Motion to adjourn.
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