

Planning & Zoning Meeting Minutes

August 18th, 2016 @ 6:00pm
City Hall

Chairman Neal called the regular meeting of the Planning & Zoning Commission to order at 6:02pm.

The following members were present:

- Chairman Neal
- Ryan Pinkston
- Michael Casey
- Eddie Lollar
- Steve Sagaser
- Duncan Meadows
- Bill Little
- Jim Grabowski

Others present:

- Sydney Allen, Planning & Zoning Administrator
- Tracy Slagle, Deputy City Administrator
- Jerry Hamby, Public Works Director

Approval of Agenda

- After review of the agenda, Vice Chairman Meadows made a motion to approve as presented. Alderman Sagaser seconded the motion. The agenda was approved.

Approval of Meeting Minutes

- After review of the minutes from July 21st, 2016, Commissioner Grabowski noted that his vote was not noted regarding the zoning change application that was discussed. Sydney Allen noted that the date at the top of the minutes was incorrect. Commissioner Little made a motion to approve the minutes as corrected. Commissioner Casey seconded the motion. The minutes were approved.

New Business

- MoDOT Intersection Cost Share Program: Sydney Allen stated to the Commission that MoDOT had opened up funding through a new program called the Rural Intersection Cost Share Program. The program is a 50/50 cost share and is for intersection projects located on state routes. The City met with MoDOT officials and discussed three different projects in town. Sydney said that they would be submitting an application for the intersection of Highway 13 and Routes U and Y. And possibly an application for the intersection of Oakland and Forest. Applications are due August 26th and the City should know in September if they are selected for funding.

- **Demolition Grant Information:** As requested in July, Sydney presented the Commission with information about the Community Development Block Grant – Demolition Grant. She explained that the program can be used to eliminate abandoned blighted structures, both residential and commercial. There is a small match required for each structure and the City would be responsible for working with the property owners to secure that match. The program has several requirements as to how to determine blight, one being that the structure would have to be considered “dangerous” by the terms of the City’s ordinances. Sydney explained that this is the first hurdle that would have to be overcome because the structures that most would consider blighted wouldn’t meet the City’s definition of dangerous. Commissioner Casey stated that he thought the first step would be to decide what the main goal of demolishing these structures would be. Tracy Slagle said that the City could hold a Public Meeting and allow property owners to come learn about the program and to gauge interest. The group discussed several possibilities about how to connect with property owners, how to start the process of the grant, what the end result should be, and if there are other possibilities for the structures other than demolition. Commissioner Lollar suggested that each member collect addresses of properties they thought would fit the program. These addresses could be discussed at the September meeting and a plan of action could be established.

Old Business:

- **Clark & Madison Intersection Improvements:** Jerry Hamby addressed the Commission regarding the intersection of Clark and Madison by the Youth Park. Jerry stated that he typically doesn’t paint crosswalks where there are not sidewalks installed. Chairman Neal stated that several people walk on the east side of Clark where there are no sidewalks and need a place to cross to access the park. Commissioner Lollar stated that he agreed that crosswalks should be installed at only stop signs and where there are sidewalks. After the Commission discussed possible locations, it was decided that crosswalks would be installed across Madison at Clark and across Maupin at Clark. Commissioner Pinkston made a motion to move forward with those two locations. Commissioner Sagaser seconded the motion. By roll call vote, the motion passed with all ayes.
- **Keeling Spring Update:** Sydney told the Commission that a title search was in progress for the Keeling Spring property. Vice Chairman Meadows stated that he presented the concept of upgrading the park to the Friends of Dunnegan Park, the Historical Society, and the Downtown Association and all groups were on board. Further action can be taken when the title search results come back.
- **Sidewalk Update:** Sydney told the Commission that she had not yet worked on the language for updating the sidewalk regulations but would be doing that work soon.

Citizen Comments

- There were no citizen comments.

Vice Chair Meadows made a motion to adjourn the meeting. Commissioner Grabowski seconded. Chairman Neal adjourned the meeting at 7:01pm.