



Planning & Zoning Commission Meeting Minutes

August 18th, 2022 at 6:00pm
City Hall

Chairman Neal called the regular meeting of the Planning & Zoning Commission to order at 6:00pm.

Members Present:

- Commissioner Kurtz
- Commissioner Kwasi
- Chairman Neal
- Commissioner Patel
- Commissioner Rice
- Secretary Evans
- Commissioner Little
- Alderman Sagaser
- Mayor Warwick

Others Present:

- Kyle Lee, Community Development Supervisor
- Lacy Hamby, Planning & Zoning
- Tracy Slagle, City Administrator
- Donald Brown, City Attorney
- Dusty Ross
- Chris Wynn
- Raymond Winfrey
- Mark Abell

Approval of Agenda: After reviewing the agenda, Alderman Sagaser made a motion to approve the agenda. Mayor Warwick seconded. The agenda was approved.

Approval of Meeting Minutes: After reviewing the minutes from the meeting on July 21, 2022, Commissioner Little made a motion to approve as presented. Alderman Sagaser seconded the motion. The July minutes were approved.

New Business:

- **Public Hearing ZC-22-06 – Zoning Change Application Rentals, LLC:** At 6:02pm, Chairman Neal called the public hearing to order. Chris Wynn, civil engineer with CJW Transportation Consultants, approached the Commission. CJW is a firm out of Springfield, Missouri and is representing the application. Applicant is requesting to

rezone the property from “C-2” to “MHD”. There were no citizens present to speak on the matter. Chairman Neal closed the public hearing at 6:05pm.

- **Discussion & Recommendation – ZC-22-06:** Chairman Neal opened the discussion by the Board. The proposed location of the Manufactured Home Development would have frontage along Highway 13. The Comprehensive Plan future land use map had this location as low-density residential use. Commissioners discussed if the intent of property adjacent to major thoroughfares be identified as more of a commercial corridor than residential. Commissioner Kwasi made a motion to recommend approval to the Board of Aldermen for ZC-22-06. Alderman Sagaser seconded. The motion failed.
- **Public Hearing ZC-22-07 – Zoning Change Application Rentals, LLC:** At 6:30pm, Chairman Neal called the public hearing to order. Chris Wynn, civil engineer with CJW Transportation Consultants, approached the Commission. CJW is representing the application on behalf of the owner. Applicant is requesting to rezone a portion of the property from “R-1” and “C-2” to “R-3”. There were no citizens present to speak on the matter. Chairman Neal closed the public hearing at 6:33pm.
- **Discussion & Recommendation – ZC-22-07:** Chairman Neal opened the discussion by the Board. The Commission discussed the future land use map in regards to the area. Mayor Warwick made a motion recommending approval to change zoning from “R-1” and “C-2” to “R-3” to the Board of Aldermen for ZC-22-07. Commissioner Little seconded. The motion passed.
- **Public Hearing Zoning Text Amendment – “R-5” High Density Multiple Family Dwelling District:** At 6:41pm, Chairman Neal called the public hearing to order. There were no citizens present to speak on the matter. Chairman Neal closed the public hearing at 6:41pm.
- **Discussion & Recommendation – “R-5” High Density Multiple Family Dwelling District:** Chairman Neal opened the discussion by the Board. Commissioner Little made a motion to recommend approval of the zoning text amendment for “R-5” High Density Multiple Family Dwelling District to the Board of Aldermen. Commissioner Kurtz seconded. The motion passed.
- **Discussion – Utility Trailer Parking:** Chairman Neal opened the discussion. Commercial and utility trailers are exempt from the regulation of being parked or stored in a residential district within an enclosed building or behind the principal structure. Mark Abell, citizen, approached the commission. He expressed the concern as a property owner of not restricting the parking or storing of utility trailers. The initial conversation with the commission was the want of regulating this within the code to help protect surrounding property values and not imposing a hardship on citizens with commercial or utility

trailers. Chairman Neal asked commissioners to consider how these concerns could be regulated. The Commission is to continue this discussion at the next meeting.

- **Discussion – Future Meeting Dates:** Chairman Neal opened the discussion. Kyle Lee approached the commission. This conversation came up to help ease the transition between the discussion and recommendations from the Commission to the approval or denial from the Board of Aldermen. Staff recommended that the regular meeting be moved from the third Thursday of the month. It was decided to move the regular meeting to the second Thursday of the month.

Community Development Update: Kyle Lee stated that Break Time will be opening soon to the community. Kyle mentioned that the Board of Aldermen approved for the city to develop a transportation plan with Southwest Missouri Council of Governments (SMCOG). This includes a survey to collect feedback from the community on roads, trails and sidewalks. There will be a transportation committee and staff would like to have one member from the commission to be on the committee. Commissioner Little volunteered to serve on the transportation committee.

There were no citizen comments.

Commissioner Little made a motion to adjourn the meeting. Alderman Sagaser seconded the motion. Chairman Neal adjourned the meeting at 7:19pm.