

Planning & Zoning Commission Meeting
Thursday, December 20th, 2018 @ 6:00pm
City Hall

Members Present:

- Commissioner Kurtz
- Chairman Neal
- Commissioner Lollar
- Alderman Sagaser
- Commissioner Ofori-Yeboah
- Secretary Meadows

Other Present:

- Sydney Allen – Planning & Zoning Administrator
- Don Brown – City Attorney
- Tracy Slagle – City Administrator
- Mick Mpofu – MS4 Coordinator
- Jacob Novak – Engineering Surveys & Services
- Kelly Heckemeyer – Engineering Surveys & Services
- Kevin Parker – Parker Development

Agenda Approval:

After reviewing the agenda, Alderman Sagaser made a motion to approve the agenda. Commissioner Lollar seconded the motion. The agenda was approved as presented.

Minutes Approval:

After reviewing the minutes, Commissioner Kurtz made a motion to approve the minutes. Alderman Sagaser seconded the motion. The minutes were approved as presented.

New Business:

- **Frisco Trails Preliminary Plat:** Kevin Parker with Parker Development addressed the Commission. He introduced Frisco Trails Senior Village. The development will include 42 units for people 55 years or older. They will be 1 and 2 bedroom units with the inclusion of some accessible units as well. Commissioner Kurtz asked why the development needed to be two separate lots. Mr. Parker responded saying that the project is divided into 2 phases. Phase 1 must be completed and funded separately and once complete, there is an opportunity for Phase 2 to begin. Tracy stated that there is an obvious connection that can be made with the completion of sidewalks in that area. The development plans to construct a sidewalk that will connect with a proposed City sidewalk, completing a paved way to the Ozark Greenway Trail. Jacob Novak with Engineering Surveys & Services showed the Commission preliminary sketches of the structures and discussed the proposed layout of the property. Mr. Parker stated that they

have been working with Ozark Greenway Trails regarding access and also some sewer easements that are needed. After more brief discussion, Commissioner Kurtz made a motion to approve the preliminary plat of Frisco Trails. Secretary Meadows seconded the motion. The motion passed with all ayes and the plat was approved.

- **2019 Schedule & Plan of Action:** Sydney addressed the Commission and stated that there are several things in the works for 2019 and asked if there was specific topics that Commission members would like to discuss. She stated that the Comprehensive Plan Update is scheduled for 2020 and 2019 should be used to have preliminary discussions for that process. She also stated that the Census is coming in 2020 and 2019 will be the time to educate as many people as possible about its importance. Commissioner Lollar stated that he would really like to continue the sidewalk discussion and look into ways the City can build sidewalks and/or require business owners to construct them. Commissioner Kurtz agreed and stated that researching the process of other cities would be helpful. Sydney also briefly discussed the project completed by the Missouri State University Planning Department. The students identified areas that could be improved at the square. She stated that she would provide electronic copies as soon as she had the information.

Citizen Comments: There were no citizen comments.

Secretary Meadows made a motion to adjourn the meeting. Alderman Sagaser seconded the motion. Chairman Neal adjourned the meeting at 6:40pm.