

Planning & Zoning Commission Meeting Minutes

Thursday, January 17th, 2019 @ 6pm

City Hall

Chairman Neal called the meeting to order at 6:07pm.

Members present:

- Chairman Neal
- Commissioner Lollar
- Mayor Warwick
- Alderman Sagaser
- Secretary Meadows
- Commissioner Kwaisi
- Commissioner Little

Others present:

- Sydney Allen, Planning & Zoning Administrator
- Tracy Slagle, City Administrator
- Don Brown, City Attorney
- Ivy Thomas
- Jimella Howard
- Jacob Williams
- Mike & Jane Swortwood

Approval of Agenda:

After reviewing the agenda, Chairman Neal recommended that the MSU agenda item be moved to the top because of the posted times of the public hearings. Alderman Sagaser made a motion to approve the agenda with the change. Commissioner Little seconded the motion. The agenda was approved.

Approval of Meeting Minutes: After review of the minutes, Commissioner Lollar made a motion to approve as presented. Alderman Sagaser seconded the motion. The minutes were approved.

New Business:

- **MSU Project** - Sydney Allen, Planning & Zoning Administrator, presented the MSU project, "Rethinking The Square" to the Commission. The project was completed by Planning students at Missouri State University and focused on the downtown square. The students provided recommendations on traffic flow, façade changes, increased signage, and connectivity ideas to make the square a more inviting place for all visitors.
- **Public Hearing ZC-19-01 – 829 S Clark** – Jamella Howard and Ivy Thomas were present to address the Commission regarding the property at 829 S Clark. They stated that the home is in disrepair and they would like to demolish the current structure and

have the ability to provide multi-family housing. Mike Swortwood, an adjoining property owner, asked the Commission if the utility systems were adequate enough to handle added density to the area and was also inquiring about height regulations for structures in an “R-4” zoning classification. He stated that he would be against the zoning change because of the adverse effect it would have on the neighborhood.

- **Public Hearing – ZC-19-02 – 308 S Benton** – Jacob Williams, a representative for Porter Wheeler was present to address the Commission regarding 308 S Benton. He stated that Mr. Wheeler would like to construct storage units on the property but the current zoning wouldn’t allow. He said that they would be able to conform to all of the requirements for the district.
- **Discussion – ZC-19-01:** Mayor Warwick opened the discussion stating that there is a lot of “R-4” property in the area and even some present on the block. Alderman Sagaser added that there has been a lot of spot zoning in the area and thinks that the request should be denied and the integrity of the neighborhood is single-family. Sydney Allen stated that this area would be a good area to study in regards to future planning. Chairman Neal stated that while it did look like spot zoning on a map, there are other multi-family dwelling units in close proximity, as well as the importance of the proximity to the University. Alderman Sagaser made a motion to recommend denial of the zoning change application. Commissioner Lollar seconded the motion. The motion to recommend denial was passed.
- **Discussion – ZC-19-02:** Mayor Warwick stated that the property adjoining the subject property was already zoned “C-2” and that the uses between the districts were different in nature. However the lot size of the subject property would prohibit a lot of business types from being able to locate there. After brief discussion, Commissioner Lollar made a motion to recommend approval of the zoning change application. Alderman Sagaser seconded the motion.

There were no citizen comments.

Commissioner Lollar made a motion to adjourn. Secretary Meadows