

**Minutes**  
**Planning and Zoning Commission**  
**August 6, 2013**

The regular meeting was called to order at 5:00 p.m. at City Hall.

The following members answering roll call: DC Wright, Dennis Thrasher, David Wright, and Ed Kimbler. The following city personnel were also in attendance: Code Enforcement Officer Bruce Conway and Public Works Director Gene Stanton. Absent were Commissioners' David Eden, Aletha Smialek, and Dallas Gramm; City Administrator Max Springer and Secretary-Designee Shari Weldy.

Guests present were Diane May and Linda Bowling.

**Agenda:**

Chairman Thrasher presented the agenda to the Commission. Kimbler made a motion, seconded by David Wright to approve the agenda with discussion of zoning changes on the western end of Mount Vernon Boulevard to be added under item 2.

With all present members voting in favor, Chairman Thrasher declared the motion approved.

**Minutes:**

Minutes of the last meeting, which was held on Tuesday July 2, 2013, were presented to the Commission for approval. Kimbler made a motion, seconded by David Wright to approve the minutes as presented.

AYES: DC Wright, Thrasher, David Wright, and Kimbler

NOES: None

ABSTAIN: None

ABSENT: Eden, Smialek, and Gramm

With all present members voting, Chairman Thrasher declared minutes approved.

**Discussion – Potential rezoning of properties on N Main St. from M-2 to B-2:**

Stanton stated to the Commission that interest has been expressed from two different individuals about the purchase of two different parcels of land on Main Street north of the City Square. Presently the properties in this area are zoned M-2 Heavy Industrial. Based upon preliminary facts obtained, in order for the purchasers to use the properties as intended in the future, a change in zoning would be required to B-2 Central Business District. Conway advised no official applications have been received by staff to-date and this item was being presented for informational purposes only.

No action was taken by the board at this time.

**Discussion – Potential rezoning of properties on W. Mount Vernon Blvd. from M-1 to B-3:**

Stanton stated to the Commission that the property lying to the east of Eli's Short Stop on West Mount Vernon Boulevard, known formerly as Star Transport, is in the process of being purchased by new owners. Based upon information received by city staff thus far, it is likely that for the intended future use of this property to occur, a zoning change from M-1 Light Industrial to B-3 General Commercial will be necessary. Conway advised no official applications have been received by staff to-date and this item was being presented for informational purposes only.

No action was taken by the board at this time.

**Discussion – Minimum square-footage of residences built on non-conforming lots:**

Conway asked for input from Commissioners' about potential changes to code to allow the minimum square-foot requirements of residences to be reduced for structures that are built on empty non-conforming lots. Discussion was held.

No action was taken by the board at this time.

**Public Hearing - Rezoning of 313 S Market St. from R-1 to B-2:**

Public Hearing was opened at 5:38 pm.

Conway stated that Tom's Auto has requested this zoning change in order to expand the parking-lot of the business. According to staff the residence located on the lot has been recently demolished, the property cleared, and the erection of required buffer-screening was in progress. No public comment had been received by staff as a result of notices sent by mail. Discussion was held.

Public Hearing was closed at 5:41 pm.

Motion was made by Kimbler, seconded by David Wright to recommend council rezone property at 313 S Market St. from R-1 Single-Family Residential to B-2 Central Business District. With all present members voting in favor, Chairman Thrasher declared the motion approved.

**Old Business:**

Conway updated the board and advised that City Council recently approved the creation of the B1-A Mixed Use District.

Diane May, Director of the Center for Resource Planning & Management at Missouri State University presented to the Commission the demographic information compiled by her office for inclusion in the updated Comprehensive Plan.

**New Business:**

None

Motion to adjourn made by Kimbler and seconded by David Wright. With all members present voting in favor, Chairman Thrasher declared the motion approved. Meeting adjourned at 6:24 PM.

Respectfully submitted,

DC Wright  
Secretary