

Minutes
Planning and Zoning Commission
September 2, 2014

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

The following members answering roll call: Charlotte Woodrum, David Wright, Dave Eden, and Ed Kimbler. Absent was Dallas Gramm, Dennis Thrasher. The following city personnel were also in attendance, Code Enforcement Officer Bruce Conway, City Administrator Max Springer, and Public Works Director Gene Stanton.

Guests registering their attendance are listed on the sign-in sheet attached to and made part of the minutes.

Agenda:

Vice Chairman Wright presented the agenda to the Commission. Kimbler made a motion, seconded by Eden to approve the agenda as presented.

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

Minutes:

Minutes of the last meeting, which was held on Tuesday August 5, 2014, were presented to the Commission for approval. Kimbler made a motion, seconded by Woodrum to approve the minutes as presented.

AYES: Kimbler, Wright, Woodrum,

NOES: None

ABSTAIN: Eden

ABSENT: Gramm, Thrasher

With all present members voting, Vice Chairman Wright declared minutes approved.

Annexation Review: John and Judy Russell Property:

Conway presented the commissioners an annexation request for John and Judy Russell to bring in their property located on the south side of Highway 39 south at the intersection with south outer road known as Daniel Drive. It is requested to come in as B3 Commercial.

Discussion was held. Motion by Kimbler, seconded by Eden to proceed to Board of Aldermen for Annexation and zoned as B3. With all present members voting in favor, Vice Chairman Wright declared the motion approved.

New Business:

Stanton requested discussion on Section 405.280 (Determination of Structure Setback Line) of the Municipal Code. Section 405.280 Paragraph 3 does not allow structures on any kind to be constructed within a distance of 100 feet on either side of the existing center line of Bus. Loop I-44. The new sign at Walmart as well as an existing sign for L&M Tire do not meet this criteria. Stanton stated that in the early 80's, MoDot sold back to all property owners adjacent to the Business Loop, an additional 25 feet of excess Right of Way. Stanton recommends removing Section 405.280 Paragraph 3 entirely from the code to make the 2 mentioned signs compliant and allow business owners the opportunity to use the additional 25 feet of Right of Way.

Vice Chairman Wright instructed Conway to set a public hearing for October 7, 2014.

Old Business:

Discussion was held on property owned by Rick Clark which is adjacent to the new Walmart.

Conway ask to lift moratorium on signs and proceed to council

Discussion was held. Motion by Woodrum, seconded by Kimbler to proceed to council.

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

Vice Chairman Wright instructed the comprehensive plan needs to be reviewed annually starting July 2015.

With no further business to come before the Commission, Vice Chairman Wright declared the meeting adjourned.

Respectfully submitted,

Minutes Approved October 7, 2014

David Wright, Vice Chairman
Shari Weldy
Secretary Designee