

Minutes
Planning and Zoning Commission
January 10, 2013

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

The following members answering roll call: Louis Woody, DC Wright, Dave Eden, David Wright, and Dennis Thrasher, Aletha Smialek and Dallas Gramm. The following city personnel were also in attendance, Public Works Director Gene Stanton, Code Enforcement Officer Bruce Conway and City Administrator Max Springer

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

Agenda:

Chairman Woody presented the agenda to the Commission. Smialek made a motion, seconded by David Wright to approve the agenda. With all present members voting in favor, Chairman Woody declared the motion approved.

Minutes:

Minutes of the last meeting, which was held on Tuesday, December 4, 2012, were presented to the Commission for approval. David Wright made a motion, seconded by Thrasher to approve the minutes with changes:

- Change reference from Derf Eukel to DF Eukel

AYES: Woody, Eden, DC Wright, David Wright, Thrasher

NOES: None

ABSTAIN: Gramm, Smialek

ABSENT: None

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

Introduction of New Members:

Dallas Gramm has replaced DF Eukel.

Public hearing for Temporary Sign:

At 5:05 p.m. the public hearing was opened.

- a. Introduction: Max Springer
Springer noted to Commission and public that the small yellow triangular shaped markers spaced along Business Loop 44 denote Mo Dot Right of Way and the City has no jurisdiction to allow or permit any signage in their ROW. From triangle to 5 feet inside private property is the area the Temporary Sign Ordinance will be permitted and enforced, any signs beyond the 5 feet and on buildings will not be monitored.
Conway pointed out that the fee for a temporary sign had been removed.
- b. Proponents of Proposed Text Amendments:
None
- c. Opponents of Proposed Text Amendments
Roger Schnake questioned the reasoning that Municipal Code even addresses State Right of Way.
- d. Questions by Planning and Zoning
None
- e. Public Hearing was closed at 5:23 pm.

Motion was made by David Wright, seconded by Thrasher to proceed to council with proposed text change with change in size

Minutes Approved February 5, 2013 with changes

- From 2ft. X 2 ft.
- To no less than 3 ½ square feet

The following voice vote was recorded:

AYES: Woody, Eden, DC Wright, Thrasher, Gramm, Smialek, and David Wright

NOES: None

ABSTAIN: None

ABSENT: None

Chairman Woody declared the motion approved.

Public hearing for Text Change to Section 405.130 to allow rebuilding of existing duplexes:

At 5:27 p.m. the public hearing was opened.

- f. Introduction: Gene Stanton
Municipal Code does not allow the rebuilding of duplexes that currently exist in an R-1 Single Family Residential District if they are damaged or destroyed more than 50% of their appraised value.
Stanton presented commission with proposed text change to Section 405.130 by adding bullet point J. Non-Conforming Use Exception. With these changes it would allow a duplex owner to rebuild with-in a year of date of destruction. If they chose not to rebuild, then any future structure would have to be Single family only.
- g. Proponents of the Proposed Text Amendments:
None
- h. Opponents of the Proposed Text Amendments:
None
- i. Questions by Planning and Zoning
None
- j. Public Hearing was closed at 5:35 pm.

Motion was made by Eden, seconded by Gramm to proceed to council with proposed text change with following changes.

- Remove from proposed language any "R-2" Two Family Dwelling
- Add any legally non-conforming structure

The following voice vote was recorded:

AYES: Woody, Eden, DC Wright, Thrasher, Gramm, Smialek, and David Wright

NOES: None

ABSTAIN: None

ABSENT: None

Chairman Woody declared the motion approved

Committee Reports:

Mixed Use District on Hickory Street

Meeting scheduled January 14, 2013

Business License Update:

Still working on language.

Comprehensive Plan Review:

Springer stated still waiting on Diane May.

Old Business:

None

New Business:

Chairman Woody handed out copies of Springfield Mo. Code on Chickens in City Limits and asked the commission to read and be prepared to discuss at the next meeting.

Motion to adjourn made by Thrasher, and seconded by Eden. With all members present voting in favor, Chairman Woody declared the motion approved. Meeting adjourned at 5:54 PM.

Respectfully submitted,

DC Wright, Secretary
Shari Weldy
Secretary Designee