

**MINUTES**  
**ROLLA PLANNING AND ZONING COMMISSION MEETING**  
**ROLLA CITY HALL COUNCIL CHAMBERS**  
**TUESDAY, MARCH 15, 2022**

- Presiding:** Don Brown, Chairperson
- Commission Members Present:** Walter Bowe, Lister Florence Jr., Janece Martin, Russell Schmidt, Kevin Crider
- Commission Members Absent:** Robert Anderson, Monte Shields
- City Officials in Attendance:** Tom Coots, *City Planner*, Sarah West, *Administrative Assistant*, Steve Flowers, *Community Development Director*
- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, February 15, 2022. **Chairperson Don Brown approved the minutes as printed and distributed.**
- II. REPORT ON RECENT CITY COUNCIL ACTIONS:**
1. **SUB22-01, Davis Addition:** A minor subdivision Final Plat to combine 3 commercial lots into one lot. ***Approved by City Council at March 7, 2022 meeting.***
- III. OLD BUSINESS:**
1. **SUB21-07, Ridgeview Christian Church Plat 1:** A Minor Subdivision Final Plat to combine several lots into one lot and vacate the rights-of-way of Walker Ave and Ridgeview Rd adjacent to the property. **Applicant has requested to be tabled to the April 12, 2022 meeting.**
- A motion was made by Walter Bowe, seconded by Janece Martin, to grant the applicant's request to table the case to the April 12, 2022 meeting. A voice vote showed all in favor. The motion passes unanimously.***
- IV. PUBLIC HEARING:**
1. **SUB22-03, Bradley Addition:** A Minor Subdivision Final Plat to combine several lots into 3 lots; dedicate rights-of-way for 13<sup>th</sup> Street and Tim Bradley Way; and vacate portions of the rights-of-way of Spring Avenue, 13<sup>th</sup> Street, and an alley between Poole Ave, Spring Ave, 13<sup>th</sup> Street, and University Dr. **Applicant has requested to be postponed to the April 12, 2022 meeting.**

**A motion was made by Janece Martin, seconded by Walter Bowe, to grant the applicant's request to postpone the case to the April 12, 2022 meeting. A voice vote showed all in favor. The motion passes unanimously.**

**V. NEW BUSINESS:**

- 1. SUB22-02, Jordan Subdivision #2:** A Minor Subdivision Final Plat to reorganize 3 commercial lots into 2 lots.

**Tom Coots** presents the staff report.

**Don Brown** asks about egress and ingress. **Coots** states that currently lot 1 has frontage on both Hartville Road and Highway 63, and the applicant is proposing a private access easement across lot 2 located near the current driveway. Lot 2 also has frontage on Highway 63 and Hartville Road.

**Russell Schmidt** asks about a lot line being in close proximity to an existing building. **Coots** states this is the current lot line, and the proposed lot line will be in a different location. **Schmidt** asks about property ownership. **Coots** states the proposed lot 1 on the plat is owned by 3 Springs Holding LLC and the proposed lot 2 is owned by JC Land Investments LLC.

**A motion is made by Russell Schmidt, seconded by Janece Martin, to recommend approval to City Council to reorganize 3 commercial lots into 2 lots. A roll call vote on the motion showed the following: Ayes: Bowe, Florence, Martin, Schmidt, and Crider. Nays: None. The motion passes unanimously.**

**VI. OTHER BUSINESS / REPORTS FROM COMMITTEE OR STAFF: NONE**

**VII. CITIZEN COMMENTS: NONE**

**Meeting adjourned: 5:46 p.m.**

**Minutes prepared by: Sarah West**

**NEXT MEETING:**

**Tuesday, April 12, 2022**