

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, MARCH 14, 2023

Presiding: Russell Schmidt, Chairperson

Commission Members Present: Robert Anderson, Monty Jordan, Janece Martin, Kevin Crider, Nathan Chirban, Monte Shields, Steve Davis

Commission Members Absent: None

- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, January 10, 2023 and February 28, 2023. **Chairperson Russell Schmidt called for a voice vote to approve the minutes as printed and distributed.**

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. **SUB22-09:** Final Plat of Blue's Lake #12 and associated vacation of Joan Drive and certain utility easements
2. **PUD22-02:** Final PUD Development Plan and rezoning from C-3, Highway Commercial to PUD, Planned Unit Development for an RV park development at 550/650 Joan Drive

III. NEW BUSINESS:

1. **SUB23-01:** Final Plat of RCP Plat No. 2, a minor subdivision to reorganize 3 commercial lots and create 1 additional lot at 2339, 2409, and 2419 N Bishop

Tom Coots presents the staff report. **Schmidt** asks if the access/utility easement shown on the site plan will be recorded. **Coots** confirms this.

A motion was made by Janece Martin, seconded by Monte Shields, to recommend the City Council approve the request to reorganize 3 commercial lots and create 1 additional lot at the subject property. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Davis, Jordan, Martin, and Shields. Nays: None. The motion passes unanimously.

IV. PUBLIC HEARING:

1. **ZON22-05:** Rezoning of 1203 S Bishop from the C-2, General Retail district to the C-3, Highway Commercial district (Postponed from Feb 28)

Coots presents the staff report. **Jordan** asks about the uses for the C-3 district. **Coots** states that the C-3 allows for many uses. Any use the applicant has previously discussed will be allowed.

Schmidt opens the public hearing. Seeing no questions from the audience, he closes the public hearing.

Chirban asks if notices are sent to neighboring businesses. **Coots** confirms that letters are sent to anyone who owns property within 300 feet.

A motion was made by Monte Shields, seconded by Kevin Crider, to recommend the City Council approve the request to rezone the subject property from C-2 to C-3. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Davis, Jordan, Martin, and Shields. Nays: None. The motion passes unanimously.

2. **ZON23-01:** Rezoning of 1708 Ashwood Dr from the R-1, Single-family district to the R-2, Two-family district (Postponed from Feb 28)

Coots presents the staff report.

Chirban asks if all comments from the public are brought before the Commission. **Coots** recommends citizens come to the meeting or provide their comments in writing to be submitted before the Commission. He states simply summarizing concerns might not be fair to either party.

Martin comments that on the staff report it recommends that other Single Family properties in that subdivision be rezoned as well. **Coots** states he suggested to the applicant that it might help their case. **Martin** asks if any other properties decided to rezone. **Coots** states there were no other applicants. **Schmidt** states he had an individual ask questions about the rezoning.

Schmidt opens the public hearing. Seeing no questions from the audience or commissioners, he closes the public hearing.

A motion was made by Monty Jordan, seconded by Monte Shields, to recommend the City Council approve the request to rezone the subject property from R-1 to R-2. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Davis, Jordan, Martin, and Shields. Nays: None. The motion passes unanimously.

3. **ZON23-02:** Rezoning of 605 W 7th and 605/607 N State from the C-2, General Retail district to the C-3, Highway Commercial district (Postponed from Feb 28)

Coots presents the staff report.

Schmidt opens the public hearing.

Mike Woessner, located at 1703 North Bishop, represents the property owner. He states the applicant has a 7,000 square foot warehouse that they are trying to lease out. They have lost two potential businesses because the zoning does not allow for that use. **Schmidt** asks if it is three structures or one building. **Woessner** confirms it is one building.

Schmidt closes the public hearing.

A motion was made by Nathan Chirban, seconded by Steve Davis, to recommend the City Council approve the request to rezone the subject property from C-2 to C-3. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Davis, Jordan, Martin, and Shields. Nays: None. The motion passes unanimously.

4. **ANX23-01:** Annexation into the corporate limits of the City of Rolla and assigning a zoning of C-2, General Retail (Postponed from Feb 28)

Coots present the staff report.

Schmidt asks if the applicant is required to have multiple entrances to the property. **Coots** states the code does not require that for a commercial use like a hotel under a certain size. **Schmidt** asks what type of uses could be allowed on the property. **Coots** states some uses are not allowed in the zoning district they are requesting, and there are certain setbacks and requirements to meet.

Chirban asks if there is a downside to the City for an annexation. **Coots** states with this property there is not because it is a commercial use that will bring taxes.

Schmidt opens the public hearing.

Woessner states Marriott hotels are under contract to go there. This will be the first extended stay hotel in Rolla.

Schmidt closes the public hearing.

A motion was made by Nathan Chirban, seconded by Monty Jordan, to recommend the City Council approve the request to annex the subject property into the City with a C-2 zoning. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Davis, Jordan, Martin, and Shields. Nays: None. The motion passes unanimously.

V. OLD BUSINESS:

1. **TXT22-03:** Re-adoption and revisions to Chapter 42 (Planning and Zoning) of the City of Rolla Ordinances for a complete overhaul of the zoning and subdivision codes; Re-adoption of the Zoning Map with necessary revisions for corrections and to account for changes to the zoning codes and zoning districts; and Amendments to sections pertaining to land use and zoning in Chapters 15, 20, 28, 29, 39, 40, and 41 of the City of Rolla Ordinances

Coots presents the staff report.

Schmidt opens the public hearing.

Brock Johnson, residing at 13 Redbud Lane, asks what the final zoning will be after combining the C-2 and C-3 districts. **Chirban** confirms it will be C-2. **Johnson** asks how many properties will be affected by this rezoning, both positively and negatively. **Schmidt** states they have no

way to tell since each property is different and each has their own special circumstances. **Johnson** expresses concerns about property values decreasing with the rezoning.

Johnson recommends more than letters be sent to the public. **Schmidt** mentions there have been many open forums and public hearings giving citizens opportunities to speak and voice concerns.

Johnson asks what the main goal of the zoning map changes is. **Coots** states one goal is to apply the new zoning districts to areas of the City. Another goal is to remove certain districts that are deemed unnecessary and rezone them to another district. This proposed zoning map will also correct errors with the current zoning map.

Johnson asks if the City of Rolla has any urbanized zoning. **Martin** states there is none. **Johnson** asks if the City will be gaining any grants from adopting urbanized zones. He expresses opposition to the rezoning rewrite.

Dane Crutcher, residing at 1296 Highway O, states he does not know the changes may impact his property. He expresses opposition to his property being rezoned so he can keep the current uses. He wishes to see the final zoning map.

Dale Wands, residing at 606 Penny Lane, expresses concerns about the proposed zoning code and how it will affect properties. He asks about how properties will fit into the new C-2 zoning since C-3 is proposed to be removed. He expressed concern about how the overnight shelters are treated in the proposed zoning code, since the City Council did not originally approve them to be allowed in the C-2 district. He advised the commission to have more information and outreach to the public.

Schmidt states the Commission is trying to get as much public input as possible. **Wands** asks what caused the zoning changes and worried that grants would be obtained if properties are zoned a certain way. **Schmidt** states that he is not aware of any.

Schmidt postpones the public hearing to the April 11 meeting.

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

VII. CITIZEN COMMENTS: NONE

Meeting adjourned: 6:42 p.m.
Minutes prepared by: Sarah West

NEXT MEETING: Tuesday, April 11, 2023