PLANNING AND ZONING

Minutes

Tuesday, October 13, 2026 at 5:30 pm

Please Note: The Planning and Zoning Commission Meeting will be conducted at **Rolla City Hall, 901 North Elm Street, Rolla, MO 65401** in the Council Chambers. Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

Commission Members: Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan, City Council Representative Nathan Chirban, Steve Davis, Elissa Jennison, Janece Martin, Drew McCluskey, Don Morris and Monte Shields.

1. **CALL TO ORDER:**

Minutes:

- **Presiding:** Russell Schmidt
- **Commission Members in Attendance:** Nathan Chirban, Steve Davis, Elissa Jennison, Monty Jordan, Janece Martin, Drew McCluskey, Don Morris and Monte Shields
- **Commission Members Absent:** None
- **Department Directors and Other City Officials in Attendance:** Community Development Director Dawn Bell, City Planner Tom Coots and Community Development Specialist Cindy Brown

Chairperson Schmidt called the meeting to order at approximately 5:30 pm.

2. **APPROVE MINUTES:**

Minutes:
A motion was made by Shields and seconded by Morris to approve the minutes as written. The minutes were approved unanimously by voice vote.

3. **REPORT ON RECENT CITY COUNCIL ACTIONS:**

Minutes:
City Planner Tom Coots presents the staff report.

4. **PUBLIC HEARING:**
   a. **Map Amendment to rezone property located at 1200 Westside Drive from the R-1, Suburban Residential district to the C-2, General Commercial district (To be postponed to a Special Call Planning and Zoning Commission Meeting on October 20, 2026 at 5:30 PM, Rolla City Hall)**

Minutes:
Chairperson Schmidt opened the public hearing at 5:31 pm. The public hearing

was closed at 5:33 pm. A motion was made by Chirban and seconded by McCluskey to postpone to a Special Call Planning and Zoning Commission Meeting on October 20, 2026 at 5:30 pm, Rolla City Hall. The motion passed unanimously by voice vote.

5. **NEW BUSINESS:**
   a. **FP26-029: Final Plat: The Highlands, Phase 2A, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 35 residential lots**

Minutes:
City Planner Tom Coots presented the staff report. A discussion was had regarding traffic studies and why there are going to be two separate plats in phase 2. A motion was made by McCluskey and seconded by Morris to recommend that City Council approves the Final Plat: The Highlands, Phase 2A, a residential district with a PUD (Planned Unit Development) zoning overlay to create 35 residential lots. A roll call vote showed the following. **Ayes:** Chirban, Davis, Jennison, Jordan, Martin, McCluskey, Morris and Shields. **Nays:** None. **Absent:** None. The motion passes.

Vote results:
Ayes: 8 / Nays: 0 / Abstains: 0

   b. **FP26-030: Final Plat: The Highlands, Phase 2B, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 27 residential lots**

Minutes:
City Planner Tom Coots presents the staff report. A discussion was had regarding sidewalks. A motion was made by Davis and seconded by Shields to recommend that City Council approves the Final Plat: The Highlands, Phase 2B, a Residential district with a PUD (Planned Unit Development) zoning overlay to create 27 residential lots. A roll call vote showed the following. **Ayes:** Chirban, Davis, Jennison, Jordan, Martin, McCluskey, Morris and Shields. **Nays:** None. **Absent:** None. The motion passes.

Vote results:
Ayes: 8 / Nays: 0 / Abstains: 0

6. **OLD BUSINESS:**
7. **OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:**
8. **CITIZEN COMMENTS:**
9. **NEXT MEETING DATE:**

Minutes:
With no further business, the meeting adjourned at 5:48 pm.