

**MINUTES**  
**ROLLA PLANNING AND ZONING COMMISSION MEETING**  
**ROLLA CITY HALL COUNCIL CHAMBERS**  
**TUESDAY, SEPTEMBER 10, 2019 @ 5:30 P.M.**

**Presiding:** Don Brown, Chairperson  
**Commission Members Present:** Russell Schmidt, Walt Bowe, Jody Eberly, Monty Jordan, Janece Martin, Steven Shields and Monte Shields  
**City Officials in Attendance:** Steve Flowers, Community Development Director, Tom Coots, City Planner, Madelyn Brown, Community Development  
**Absent:** Robert Anderson

**I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, July 9, 2019. No corrections were made. The minutes were approved by Chairperson Don Brown.

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

1. A request to rezone, Lot #2, Municipal Acres No. 2, the parcel identified with the Phelps County Assessor Account Number of 10259.01, from the Neighborhood Business (Zoning) District (C-1) to the Two-Family (Zoning) District (R-2). City Council approved the request on August 5, 2019.

(RMU)

2. A request to approve the Final plat of Martin Subdivision, a minor subdivision of unplatted property. City Council approved the request on August 5, 2019.

(SED Investments, Inc.)

**III. PUBLIC HEARING:**

1. A request to approve the rezoning of 1701 Farrar Drive from R-2, Two-Family to R-3, Multi-Family.

(J&R Services)

**Coots** presented information found in the staff report. **Jody Eberly** mentioned the characteristics of the surrounding neighborhood, and her concern that for need for all of the lots to have to go through the rezoning process in order to redevelop the area. **Coots** plans to develop a new neighborhood plan to address these issues.

Chairperson **Don Brown** opens the Public Hearing.

**Tom Lin**, 300 Sooter Lane, came to speak on behalf of J&R Services. When J&R originally purchased the property, MLS mentioned that they could build a fourplex, but they weren't aware of the zoning issue. In it's current state, the abandoned building poses a health hazard due to animal infestation and years of neglect. They plan to tear down the building and start with new construction.

**Brown** mentioned that the lots in that area are small and in order to redevelop the neighborhood, they will have to combine lots in order to do so.

Since no additional persons wished to speak, **Brown** closed the Public Hearing.

*A motion was made by Russell Schmidt seconded by Janece Martin to approve the request to approve the rezoning of 1701 Farrar Drive from R-2, Two-Family, to R-3, Multi-Family. A roll call vote on the motion showed the following: Ayes: Bowe, Eberly, Jordan, Martin, Schmidt, Monte Shields, Steven Shields. The motion passed unanimously with one absentee. Absent: Bob Anderson.*

2. A request to approve the Text Amendment: Section 42-29, Required Improvements; and adding Sections 42-233, Development Requirements; and 42-233.1, Sidewalks.

(City of Rolla)

**Coots** presented related information found in the staff report. **Brown** opened the Public Hearing. Since there were no members of the audience that wished to speak, **Brown** closed the Public Hearing.

*A motion was made by Janece Martin seconded by Steven Shields to approve the request to approve the Text Amendment; Section 42-49, Required Improvements; and adding Sections 42-233, Development Requirements; and 42-233.1, Sidewalks. A roll call vote on the motion showed the following: Ayes: Bowe, Eberly, Jordan, Martin, Schmidt, Monte Shields, Steven Shields. The motion passed unanimously with one absentee. Absent: Bob Anderson.*

V. NEW BUSINESS: NONE

VI. REPORT FROM THE CHAIRPERSON, COMMITTEE, OR STAFF: NONE  
**Coots** went over the new neighborhood plan that is in the works. He suggested that the comissioners help assist with developing the new plan.

VII. OTHER BUSINESS / CITIZEN COMMENTS: NONE

Meeting adjourned at 5:54 P.M.

Minutes prepared by Madelyn Brown