

**DEVELOPMENT REVIEW COMMITTEE MINUTES  
TUESDAY, October 22<sup>nd</sup>, 2019 @ 1:30 P.M.  
MEMBERS AND OTHERS IN ATTENDANCE**

Steve Flowers, Com Dev.  
Darin Pryor, Public Works  
Everett Briggs, Public Works  
Madelyn Brown, Com Dev.  
Rick Williams, RPD  
Brady Wilson, Environmental Services

Tom Coots, Com Dev  
Steve Hargis, Public Works  
Chad Davis, RMU  
David Forshee, Public Works  
Simon Yoakum, Parks & Rec.

**NEW BUSINESS:**

1. Reviewing the upcoming cases regarding the proposed construction of a QuikTrip located at I-44 and Hy-Point Industrial Drive. (Rezoning, Vacation of Easements, Minor Subdivision, and Variance for Sign Height)

*(QuikTrip)*

Tom goes through each QuikTrip case individually to see if anyone present had any questions or comments. QuikTrip is requesting a variance for a sign of 155 ft. tall to increase visibility and interstate presence. The current zoning (M-2) does not allow for a gas station, so rezoning will have to occur before construction can begin. There is 30 foot of easement that needs to be vacated. There are currently 2 platted lots and an unplatted area. QuikTrip wants to move their lot line to include the unplatted lot. The lot is currently owned by RCDC, so both names will need to be on the plat until QuikTrip is the official owner. QuikTrip is requesting for several driveways in order to make it work.

2. A special exception request for a temporary gravel parking lot at a church.

*(Ridgeview Christian Church)*

The Ridgeview Christian Church currently needs more parking and is requesting permission to insert a temporary gravel parking lot that is less than 1 acre in size until they can come up with a master plan to redesign their building and parking lot situation.

3. East Meadows Subdivision, a major plat and re-subdivision of a part of Lot 2 of Municipal Acres No. 2.

*(John Brown)*

Originally sold by RMU, this subdivision was rezoned to R-2 Duplex. They want to give back a portion of the land to the City. The Preliminary plat still needs topography and other sewer details listed on it. There are plans to extend the sidewalk up Lion's Club Drive, but with the new Ordinance that passed, they may be required to expand to Highway O as well. Darrin suggests that they get a variance so that they are not required by the Ordinance to extend the Highway O sidewalk and could use those funds to build

something useful, such as a sidewalk that leads to the trail at Lion's Club Park. The Highway O sidewalk was never discussed with the developers, so this may lead to issues in the future. To cover the private sewer, there will need to be a private easement on lot 5 and 6. The name of the subdivision will need to be changed because there is already an East Meadow Subdivision and that will create confusion. There is a lot of floodplain on Lot 1, which will be dedicated back to the City to maintain for buffer area of a creek.

4. Old Wire Road Plat #1, a minor subdivision to reconfigure three platted lots into two lots.  
(Patel)

Requesting to turn three platted lots into two lots.

5. Miner Alumni Addition, a minor subdivision to combine current ownership into 1 lot.

(Miner Alumni Association)

The Miner's Alumni Association purchased the property to develop parking lots and use the upper corner to "do something nice".

6. A request to rezone a lot located at 2050 Old St. James Road from G-I (Government and Institutional) to M-1 (Light Manufacturing)

(Missouri Southern Seeds)

RMU originally sold this property to Missouri Southern Seeds, who has no intentions of developing the property. They are requesting to rezone to M-1 to match the surrounding properties. The sewer at this location is very delicate. Detention will be needed if there is any increase in usage there.

Meeting Adjourned: 2:31 PM

Minutes Prepared By: Madelyn Brown