

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, DECEMBER 10, 2019

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

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, November 12th, 2019. There was a correction made to page 3 to change “Gene Billiam” to “Gene Bingham”. **Chairperson Don Brown approved the minutes as corrected and distributed.**

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. **Missouri Southern Seeds, ZON19-07** - Rezoning from the GI, Government and Institutional district to the M-1, Light Manufacturing district at property addressed as 2050 Old St. James Road. **City Council approved the ordinance on December 2nd, 2019.**

2. **QuikTrip, ZON19-08** – Rezoning from the M-2, Heavy Manufacturing district to the C-3, Highway Commercial district at property addressed as 1001 Enterprise Dr. **City Council approved the ordinance on December 2nd, 2019.**

3. **John Brown, SUB19-05** – South Meadow, a preliminary plat of a major subdivision to create 5 duplex lots in the R-2, Two-family district. **City Council approved the resolution for the preliminary plat on November 18th, 2019. City Council will conduct the second reading of the ordinance on the final plat on December 16th, 2019.**

4. **QuikTrip, SUB19-06** – QuikTrip #7067 Subdivision, a minor subdivision to combine properties, change lot lines, and vacate easements – resulting in two lots at property located at 4001 Enterprise Drive. **City Council approved the ordinance on December 2nd, 2019.**

5. **Miner Alumni Association, SUB19-07** – A minor subdivision to combine current ownership into one lot. **City Council approved the ordinance on December 2nd, 2019.**

6. **Mike Patel, SUB19-08** - Old Wire Road Plat #1, a minor subdivision to reconfigure three platted lots into two commercial lots. **City Council approved the ordinance on December 2nd, 2019.**

III. PUBLIC HEARING:

1. **Woodcock Investments LLC, ZON19-09:** Rezoning a portion of property from the R-2, Two-Family District, to the C-2, Highway Commercial District at a property addressed as 1002 North Bishop Avenue.

The location of 1002 North Bishop Avenue is mostly zoned C-2, General Retail, but a section of the location is zoned R-2, Two-Family District. Only a portion of the property is requested to be rezoned with intentions to redevelop the property which is currently the Kyoto's Japanese Restaurant. All is consistent with the comprehensive plan and surrounding uses. Brown agrees that rezoning this, it would help cleanup properties in the area that were improperly rezoned. Brown opens the public hearing, seeing that no one wished to speak on the issue, the public hearing was closed. Brown entertained a motion.

A motion was made by Steven Shields, seconded by Janece Martin to approve the request the rezoning of a portion of property from the R-2, Two-Family District, to the C-2, General Retail District at a property addressed as 1002 North Bishop Avenue. A roll call vote on the motion showed the following: Ayes: Anderson, Bowe, Martin, Schmidt, Schweikhardt, Monte Shields, Steven Shields. Nays: None. The motion passes unanimously.

IV. NEW BUSINESS:

1. **Woodcock Investments LLC, SUB19-09:** A minor subdivision to combine three existing lots into one lot located 1002 North Bishop Avenue.

No further comments were made. Brown entertained a motion for a roll call vote.

A motion was made by Russ Schmidt, seconded by Walt Bowe to approve the request for a minor subdivision to combine three existing lots into one lot located 1002 North Bishop Avenue. A roll call vote on the motion showed the following: Ayes: Anderson, Bowe, Martin, Schmidt, Schweikhardt, Monte Shields, Steven Shields. Nays: None. The motion passes unanimously.

VI. **REPORT FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:** NONE

VII. OTHER BUSINESS / CITIZEN COMMENTS:

1. Chairperson Don Brown welcomes new commissioner, Ray Schweikhardt, to the Rolla Planning and Zoning Committee.

Meeting adjourned 5:43 p.m.
Minutes prepared by Madelyn Brown

NEXT MEETING:

January 14th, 2020