

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, FEBRUARY 11, 2020

Presiding: Don Brown, Chairperson
Commission Members Present: Russell Schmidt, Walte Bowe, Janece Martin, Ray Schweikhardt, Monte Shields
Commission Members Absent: Jody Eberly, Robert Anderson, Steven Shields
City Officials in Attendance: Steve Flowers, *Community Development Director*, Tom Coots, *City Planner*, Madelyn Brown, *Administrative Assistant*
Board of Adjustment Members in Attendance for Presentation : Judy Jepsen, *Chairperson*, Danny Maxey, Mike Flowers, Thomas Sutton

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, December 10th, 2019. **Chairperson Don Brown approved the minutes as printed and distributed.**

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. **Woodcock Investment LLC, ZON19-09** – Rezoning a portion of property from the R-2, Two-Family District, to the C-3, Highway Commercial District at a property addressed as 1002 North Bishop Avenue. **City Council approved the ordinance on January 6th, 2020.**

2. **Woodcock Investments LLC, SUB19-09** – A minor subdivision to combine three existing lots into one lot located at 1002 North Bishop Avenue. **City Council approved the ordinance on January 6th, 2020.**

III. NEW BUSINESS:

1. **Quiktrip, SUB19-06:** A modification of minor subdivision for QuikTrip #7067, Final Plat.

Tom Coots reviewed case SUB19-09 for QuikTrip #7067. **Coots** explained that the plat was reviewed and approved in 2019, but has not been recorded because QuikTrip was waiting on information from MODOT. After receiving comments from MODOT, QuikTrip will have to move the line dividing the two lots to the South by 25 ft. in order for MODOT to approve their driveway location. **Coots** confirmed that even with these minor revisions, the subdivision will meet all requirements for easements, zoning and all other subdivision

requirements. No comments were made by commissioners. **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 modification of the minor subdivision for QuikTrip #7067, Final Plat. A roll call vote on the motion showed the following: Ayes: Bowe, Martin, Schmidt, Schweikhardt, and Monte Shields. Nays: None. Absent: Anderson, Eberly, and Steven Shields. The motion passes unanimously.

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

VII. OTHER BUSINESS / CITIZEN COMMENTS:

1. City Planner **Tom Coots** gave a presentation on recent activity in the Community Development Department and achievements in 2019.

2. **Tom Coots** presented a training session held for members of the Board of Adjustment and Planning and Zoning Commission.

Meeting adjourned 7:33 p.m.

Minutes prepared by Madelyn Brown

NEXT MEETING:

March 10th, 2020

PLANNING & ZONING COMMISSION ACTION
FEBRUARY 11th, 2020

The motion passes / fails to recommend to the City Council to approve / deny a request for a modification of subdivision for QuikTrip #7067, Final Plat.

MOTION: *Russ Schmidt*

SECOND: *Watte Bowe*

	YES	NO	ABSENT	ABSTENTION
ANDERSON			✘	
BOWE	✘			
EBERLY			✘	
MARTIN	✘			
SCHMIDT	✘			
MONTE SHIELDS	✘			
STEVEN SHIELDS			✘	
SCHWEIKHARDT	✘			
BROWN (tie)				