

DEVELOPMENT REVIEW COMMITTEE MINUTES
TUESDAY, February 18th, 2020 @ 1:30 P.M.
MEMBERS AND OTHERS IN ATTENDANCE

Steve Flowers, Com Dev
Steve Hargis, Public Works
Tom Coots, Com Dev
Jeff Breen, Fire Department

Cameron Schweiss, Archer-Elgin
Darin Pryor, Public Works
Chad Davis, RMU
Madelyn Brown, Com Dev

NEW BUSINESS:

1. Discuss the Grellner Building Addition located at 3705 Highway V:

The current site plan did not show a property line that corresponded with the QuikTrip plat due to a building on the property line. In the past, there was a variance that allowed for this building to be on the property line. Archer-Elgin surveyed the property to show that the property line is 10 feet from the building, which meets the set back. A big gravel yard is proposed. To meet code, one paved parking space per employee and per work truck must be made available, as well as one hard surface from the main door to the entrance. Additional areas may need to be paved.

The project engineer was in attendance. The engineer intends to submit a revised site plan to show the corrected setback. The engineer will discuss paving with the property owner. A revised site plan showing the paved area will be submitted. A foundation only permit is sought at this time.

2. ZON20-01: A request to rezone a property located at 101 South Rucker Avenue from C-1 (Neighborhood Business District) to C-2 (General Retail District) to allow restaurant to obtain a liquor license.

The church located on South Rucker is proposed to be remodeling and rehabbed in order for a local restaurant to reopen. The owner is wanting to re-zone the property from C-1 to C-2, to allow for the sale of alcohol. The property is adjacent to C-2 zoned properties.

Parking exists on the north side of the building. On the south side, the property line may be further than GIS shows. The applicant intends to add more parking on the south side of the building as well. The amount of parking may limit the area allowed for the restaurant.

Based on square footage, if the restaurant is proposed to hold over 100 people, a sprinkler system is required when selling alcohol. The applicant said they intend to provide area for around 50 customers. The building is known to harbor asbestos, and the owner will have to remove the asbestos and haul to Jefferson City. The owner hopes to open the restaurant this spring.

Since no further comments were made, the meeting was adjourned.

Meeting Adjourned: 2:09 P.M.

Minutes Prepared By: Madelyn Brown

NEXT MEETING:

Tuesday, March 3rd, 2020