

**DEVELOPMENT REVIEW COMMITTEE MINUTES**  
**TUESDAY, June 16, 2020 @ 1:30 P.M.**  
**MEMBERS AND OTHERS IN ATTENDANCE**

Steve Flowers, Com. Dev.  
Darin Pryor, Public Works  
Steve Hargis, Public Works  
Tom Coots, Com. Dev.  
Ron Smith, Fire Department

Floyd Jernigan, Parks & Rec.  
Tom Falkenrath, GIS  
Everett Briggs, Public Works  
Chad Davis, RMU  
Madelyn Brown, Com. Dev.

Applicants: Graham Roupp, Jared Barbee, Steve Furse

**NEW BUSINESS:**

**1. SUB20-01:** Minor Subdivision at 2004, 2006, and 2020 N Bishop to create 3 commercial lots.

**Tom Coots** explained that the request is to subdivide the property into 3 lots. There are currently two businesses on the property – Peartree Inn and Steak and Shake. Lots 2 and 3 are proposed to be served by an access easement, which is OK in commercial zones. The lots appear to meet all zoning and subdivision requirements. The properties are partly zoned C-2 and M-2. Rezoning may be necessary at the time of development. Private easements and protective covenants are proposed to take care of some details, to be submitted for review and recorded at the time the plat is recorded.

The applicant, **Graham Roupp**, of Drury Investments explained that they are seeking to get the properties ready so Lot 3 can be marketed and sold. They do not have a buyer and wish to keep the options open for potential uses.

Steve Hargis explained that the property is served by sewer, but some lines are not in easements. There is a need to clarify if the lines are public or private. The applicant has the option of either providing the easements with the plat or considering the lines to be private going forward.

Darin Pryor explained that there may be a need for consideration of stormwater detention when Lot 3 is developed. Private cross-access easements for utilities and stormwater may be needed.

Chad Davis explained that there is water service provided to all three lots. A water line has a dead end and fire hydrant near the Lot 2/Lot 3 border. Future development may require that the line be extended, depending on the type of development.

Graham Roupp asked about how the subdivision may impact their existing signage.

Tom Coots answered that the existing signage would be grandfathered in for Rolla. They would seem to become off-premises signage once subdivided. Future signs would need to meet the codes or be eligible to be off-premises signs.

**2. SUB20-02:** A minor subdivision at 10120 County Rd 8110 (Sally Rd) to reorganize 2 existing lots.

Tom Coots explained that the city is actually a co-applicant. The city plans to sell two small triangles of land to Mr. Dunaway to square up his property. The resulting lot for Mr. Dunaway would be partially in the city limits and zoned commercially. Although this is very unusual, it does not seem to be prohibited. The applicant and other city staff do not support seeking annexation or de-annexation to address the split jurisdiction at this time. Until then, there would be an issue if Mr. Dunaway sought to build on the areas in the city, i.e. does building code apply, zoning being commercial, ect. However, the triangles in the city are small and steeply sloped, and so are virtually unbuildable.

Steve Hargis asked if Phelps County would need to sign off on the plat. Tom Coots said he would look into this to make sure, but since no easements or ROW are to be dedicated, he did not think the county would need to.

Everett Briggs brought up several issues he sees with the plat, such as issues with the legal description closing. He will provide all comments by memo later this week or next week.

Chad Davis asked if an easement dedication is needed and how that could be done for the unincorporated part of the lot. The group decided that the easement was not necessary at this time.

Several group members discussed whether or not it is possible to approve the subdivision with part of the lot being outside the city limits. Legal council may need to weigh in. Tom Coots said that he did not feel this is an issue and will ask the City Manager if he would like to forward the question to the city attorney.

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

Meeting Adjourned: 2:30 P.M.

**Minutes Prepared By: Tom Coots**

**NEXT MEETING:**

**Tuesday, July 7, 2020**