

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, JANUARY 12th, 2020

Presiding: Don Brown, Chairperson

Commission Members Present: Russell Schmidt, Walte Bowe, Janece Martin, Jody Eberly, Kevin Crider, Monte Shields, Steven Shields

Commission Members Absent: Robert Anderson

City Officials in Attendance: 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 10th, 2020. **Chairperson Don Brown approved the minutes as printed and distributed.**
- II. REPORT ON RECENT CITY COUNCIL ACTIONS:** NONE
- III. OLD BUSINESS:** NONE
- IV. PUBLIC HEARING:**

1. SUB2020-03, Dalton's Division: A request for a minor subdivision to reorganize two platted lots into two differently oriented lots located at 809/811 Black Street.

Tom Coots explains that the minor subdivision request is intended to divide one lot located on the corner of Black Street and Walker Avenue into two reorganized, platted lots. The lot is located in the R-3 Multi-Family District. Two buildings currently exist on the lot and will be on separate lots once replatted as they are currently on the property line.

Brown asked if there were any questions from commissioners. **Jody Eberly** asked **Coots** to clarify issues with the sewer line access.

Coots explained that the sewer line is actually on Walker Avenue and that a private easement will have to be established and recorded with the deed.

Brown asked for any questions from the commissioners or the audience. Seeing none, **Brown** entertained a motion for a roll call vote.

A motion was made by Russ Schmidt, seconded by Monte Shields to approve the request for a minor subdivision to reorganize two platted lots into two differently oriented lots located at 809/811 Black Street. A roll call vote on the motion showed the following:

Ayes: Bowe, Crider, Eberly, Martin, Monte Shields, Steven Shields and Schmidt. Nays: None. Absent: Anderson. The motion passes unanimously.

2. SUB2020-04, Outer Road Park: A request for a minor subdivision to subdivide a platted lot into two commercial lots located at 1600 Old Wire Outer Road.

Coots explains that the lot is currently zoned C-2 and is located in the General Retail District. The applicant would like to purchase the property, which currently hosts mini storage shed units and redevelop it, but wants to be sure that this location can be subdivided into two separate lots first. The lot is located at 1600 Old Outer Wire Road near Menards and the Westside Shopping Center. The applicant plans to fill the front half, and leave the back half of the property undeveloped due to issues with rough terrain and ground levels.

Brown asked if there were any questions from commissioners. **Eberly** asked if some storage buildings will be on both of the lots after is it subdivided. **Walte Bowe** asked if the plan is to keep the storage units. **Coots** explains that the sheds will not be crossing any proposed property lines and that the existing buildings would be removed if the property is redeveloped, as planned. Russell Schmidt asked if there were any issues accessing Outer Wire Road. Coots explains that the road is owned by MoDot. The applicant has been in communication with MoDot. The property may not have access to Westside Drive or Westside Connector, which is also adjacent.

Brown asked for any questions from the commissioners or the audience. Seeing none, **Brown** entertained a motion for a roll call vote.

A motion was made by Monte Shields, seconded by Janece Martin to approve the request for a minor subdivision to subdivide a platted lot into two commercial lots located at 1600 Old Wire Road. A roll call vote on the motion showed the following: Ayes: Bowe, Crider, Eberly, Martin, Monte Shields, Steven Shields and Schmidt. Nays: None. Absent: Anderson. The motion passes unanimously.

V. NEW BUSINESS: NONE

VII. OTHER BUSINESS / REPORTS FROM COMMITTEE OR STAFF:

VII. CITIZEN COMMENTS: NONE

Meeting adjourned: 5:51 p.m.

Minutes prepared by: Madelyn Brown

NEXT MEETING:

February 10th, 2020

PLANNING & ZONING COMMISSION ACTION
January 12th, 2021

The motion passes / fails to recommend to the City Council to approve / deny a request for a minor subdivision to reorganize two platted lots into two differently oriented residential lots located at 809/811 Black Street.

MOTION: *Russell Schmitt*

SECOND: *Monte Shields*

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

PLANNING & ZONING COMMISSION ACTION
January 12th, 2021

The motion passes / fails to recommend to the City Council to approve / deny a request for a minor subdivision to subdivide a platted lot into two commercial lots located at 1600 Old Wire Outer Road.

MOTION: *monte shields*

SECOND: *janece martin*

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