

**MINUTES**  
**ROLLA PLANNING AND ZONING COMMISSION MEETING**  
**ROLLA CITY HALL COUNCIL CHAMBERS**  
**TUESDAY, MARCH 9<sup>th</sup>, 2021**

**Presiding:** Don Brown, Chairperson

**Commission Members Present:** Russell Schmidt, Walte Bowe, Janece Martin, Kevin Crider, Steven Shields

**Commission Members Absent:** Robert Anderson, Jody Eberly, Monte Shields

**City Officials in Attendance:** Tom Coots, *City Planner*, Madelyn Brown, *Administrative Assistant*, Steve Flowers, *Community Development Director/Building Codes*, Darin Pryor, *Engineering*

**I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, February 9<sup>th</sup>, 2021. **Chairperson Don Brown approved the minutes as printed and distributed.**

**II. REPORT ON RECENT CITY COUNCIL ACTIONS:**

**1. CUP21-01, 4060 HyPoint North:** A request for a conditional use permit to allow an “Arsenals and Munitions Storage” use in the M-2, Heavy Manufacturing District at 4060 HyPoint North. **This request was approved by City Council on February 15<sup>th</sup>, 2021.**

**III. NEW BUSINESS:**

**1. SUB21-01; DCM Holdings:** A request for a minor subdivision to reorganize two platted subdivisions into two commercial lots located at 608 West 8<sup>th</sup> Street and 623 West 7<sup>th</sup> Street.

**Tom Coots** explains that there are two buildings that exist in the area, the larger building is currently unoccupied but formerly a Ford dealership and the smaller building houses a fitness gym. The minor subdivision request would combine several platted lots, a portion of a lot, and a former alley, and create two commercial lots. This would allow for the existing buildings to be sold on separate lots. The lots are currently zoned as C-2, General Retail District. Small adjustments will be needed to the survey prior to recording, but all else appears to comply.

**Russ Schmidt** asks if the sign located on the plan facing the north sign is existing. **Coots** confirms that the sign is existing. Steven Shields asks what the concrete wall is intended for. The Surveyor confirms that it is just a 4x4 monument that is used as a marker.

**Don Brown** asked if there were any further questions from commissioners.

Seeing none, **Brown** entertained a motion.

*A motion was made by Janice Martin, seconded by Steven Shields to recommend approval of the request for a minor subdivision to reorganize portions of two platted subdivisions into two commercial lots located at 608 West 6<sup>th</sup> Street and 625 West 7<sup>th</sup> Street. A roll call vote on the motion showed the following: Ayes: **Bowe, Martin, Schmidt, Steven Shields, Crider.** Nays: **None.** Absent: **Anderson, Eberly, Monte Shields.** The motion passes unanimously.*

#### IV. PUBLIC HEARING:

**1. Major Thoroughfare Plan Resolution:** Amendment to the Major Thoroughfare Plan for the University Drive realignment.

Prior to the introduction of the item, **Don Brown** asked for motion to appoint **Walte Bowe** as the Secretary of the Planning and Zoning Commission. The proposed resolution requiring the signature of both the Chairperson and the Secretary and the previously appointed secretary, **Robert Anderson**, having been absent from the meeting.

**Coots** explains that the Major Thoroughfare Plan component of the Comprehensive plan developed in 2000, updated in 2005. The Rolla West Plan was added as an element in 2006. There was discussion at the previous Planning and Zoning Commission about the direction that should be taken when revising the Major Thoroughfare Plan. Since then, it was decided that it would be best to focus on the University Drive alignment and save any other changes for another time.

In 2015, the TDD Move Rolla Transportation plan was introduced, which was responsible for the recent Highway 72 extension and pedestrian bridge. The University Drive realignment will shift south to the proposed alignment. The proposed amendment would also change the status of University Drive from a collector road to an arterial road to better match the function of the proposed road.

In order for the University Drive realignment project to commence, the Major Thoroughfare Plan must be amended. Bids for the project have already been opened and may soon be accepted, so the next step is getting approval to amend the plan.

**Brown** asks if the commissioners have any questions for **Coots or Darin Pryor**. Seeing none, **Brown** opens the Public Hearing. There were no questions or comments from the audience. **Brown** closes the Public Hearing and entertains a motion.

*A motion was made by Russ Schmidt, seconded by Janece Martin, to adopt a resolution to approve the Major Thoroughfare Plan and recommend that the City Council also approve the amendment. A roll call vote on the motion showed the following: Ayes: **Bowe, Martin, Schmidt, Steven Shields, Crider.** Nays: **None.** Absent: **Anderson, Eberly,***

**Monte Shields. The motion passes unanimously. The resolution was signed by Brown and Bowe.**

**V. OLD BUSINESS: NONE**

**VII. OTHER BUSINESS / REPORTS FROM COMMITTEE OR STAFF: NONE**

**VII. CITIZEN COMMENTS: NONE**

**Meeting adjourned: 5:53 p.m.**

**Minutes prepared by: Madelyn Brown**

**NEXT MEETING:**

**April 13<sup>th</sup>, 2020**