

**MINUTES**  
**ROLLA PLANNING AND ZONING COMMISSION MEETING**  
**ROLLA CITY HALL COUNCIL CHAMBERS**  
**TUESDAY, APRIL 13<sup>th</sup>, 2021**

**Presiding:** Don Brown, Chairperson

**Commission Members Present:** Russell Schmidt, Walte Bowe, Jody Eberly, Kevin Crider, Steven Shields

**Commission Members Absent:** Robert Anderson, Janece Martin, Monte Shields

**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, March 9<sup>th</sup>, 2021. **Chairperson Don Brown approved the minutes as printed and distributed.**

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

**1. SUB21-01 DCM Holdings:** A minor subdivision to reorganize portions of two platted subdivisions into two commercial lots located at 608 West 6<sup>th</sup> Street and 623 West 7<sup>th</sup> Street. **The first ordinance reading was conducted by City Council on April 5<sup>th</sup>, 2021. The second reading is being postponed until revised plat is received.**

2. Major Thoroughfare Plan Resolution: Resolution for an amendment to the Major Thoroughfare Plan for the University Avenue realignment. **This request was approved by City Council on March 15<sup>th</sup>, 2021.**

**III. OLD BUSINESS:** NONE

**IV. PUBLIC HEARING:**

**1. ZON21-01 Batting Cages and Baseball Training Facility:** Rezoning for a property located at 512 East 18<sup>th</sup> Street from M-2, Heavy Manufacturing to C-3, Highway Commercial.

**Tom Coots** introduces the case explaining that the applicant's plan is to rezone this property from M-2, Heavy Manufacturing, to C-3, Highway Commercial in order to house an indoor Batting Cages and Baseball Training Facility. Although the areas to the West and the South are residential zones, the surrounding area is mostly zoned M-2, with nearby locations zoned C-3. According to the Comprehensive Plan, it is recommended that this region be zoned commercial. Initially, the area was an industrial area that was separated from the main part of town because 18<sup>th</sup> Street did not cross the railroad tracks, but now Rolla is more developed there are nearby neighborhoods as well as businesses.

In the Schuman/Ber Juan Neighborhood Plan, which has not yet been adopted, it was recommended that this area be rezoned for commercial uses.

**Russ Schmidt** asked if the driveway for the property is a public street. **Coots** says that as of now, it is hard to say who owns the driveway. It may be owned by the railroad. **Schmidt** asked if the road were to be owned by the railroad, if it would be an issue. **Brown** asks if it would be possible to get an egress off of Walnut Street. **Coots** explains that the lot does not have frontage on Walnut Street, and it would more than likely not be a problem if the road were to be owned by the railroad since it has been shared for many years. **Schmidt** asks if the levels of potential traffic raise any concern considering that it would be located next to a railroad. **Coots** says that he did not receive any concern from the Public Works Department. It is an existing driveway, and is across the street from another road. When rezoning from Industrial to Commercial, it is not likely to make much of a difference in traffic. **Schmidt** expresses more concern with traffic levels. **Brown** agrees that there may be increased levels of traffic due to the railroad and the amount of roads that intersect at weird angles.

**Brown** opens the Public Hearing and asks that anyone who wish to speak. Seeing none, **Brown** closes the Public Hearing.

**Brown** asks if there are additional comments from commissioners. **Jody Eberly** explains that she has no concern rezoning this property to C-3, but asks **Coots** if it would make more sense with the Neighborhood Plan to rezone to C-2 instead. **Coots** explains that it could be a good idea to rezone to C-2. The C-3 zoning does fit better with the current adjacent uses, but C-2 would encourage less intense uses.

No additional comments were made. **Brown** entertained a motion.

**A motion was made by Russ Schmidt, seconded by Steven Shields to recommend approval of the request to rezone a property located at 512 East 18<sup>th</sup> Street from M-2, Heavy Manufacturing, to C-3, Highway Commercial. A roll call vote on the motion showed the following: Ayes: Bowe, Eberly, Schmidt, Steven Shields, Crider. Nays: None. Absent: Anderson, Martin, Monte Shields. The motion passes unanimously.**

**2. SUB2020-01, Drury Development Addition:** Final Plat for Minor Subdivision to subdivide property located at 2004/2006 North Bishop into two commercial lots.

**Coots** explains that this case was applied for at the beginning of last year, but it was put on hold until they could come to an agreement with a potential buyer. The Drury Development Addition is located on the corner of I-44 and Bishop, also known as the area with Steak-n-Shake and the Pear Tree Inn. There are existing cell towers and billboards on the lot. Part of the lot is zoned C-2, while the other is zoned M-2, with the zoning cutting through the hotel. The subdivision would allow for the buildings to be sold separately. Commercial lots can be served by easements and do not need frontage.

**Eberly** asked if it is okay to have a lot with two different zonings. **Coots** says that it can happen. In this case, they will likely need to rezone if the property is re-developed. **Schmidt** asks how the back lot is accessed. **Coots** explains that it is through a private access easement. There is an existing drive.

**Brown** asks for any additional comments from the audience or commissioners. Seeing none, **Brown** entertains a motion.

**A motion was made by Steven Shields, seconded by Jody Eberly to recommend approval of the final plat for a Minor Subdivision to subdivide a property located at 2004/2006 North Bishop Avenue. A roll call vote on the motion showed the following: Ayes: Bowe, Crider, Eberly, Steven Shields and Schmidt. Nays: None. Absent: Anderson, Martin, Monte Shields. The motion passes unanimously.**

#### V. NEW BUSINESS:

**Brown** announces that the Annual Election of Officers is coming up in May. He hopes that **Eberly** stays on as the City Council rep, as she has done an outstanding job working with the Planning and Zoning Commission.

**Coots** reminds commissioners that the draft of the Schuman/Ber Juan Neighborhood Plan has been added to the City website and that if they have time, to please review plan, as the Schuman Ber Juan Neighborhood Plan may be discussed at the next meeting.

#### VII. OTHER BUSINESS / REPORTS FROM COMMITTEE OR STAFF:

##### VII. CITIZEN COMMENTS:

NONE

Meeting adjourned: 5:57 p.m.

Minutes prepared by: Madelyn Brown

NEXT MEETING:

May 11<sup>th</sup>, 2021