

**MINUTES  
ROLLA PLANNING AND ZONING COMMISSION MEETING  
ROLLA CITY HALL COUNCIL CHAMBERS  
TUESDAY, May 11<sup>th</sup>, 2021**

**Presiding:** **Don Brown, Chairperson**

**Commission Members Present:** **Russell Schmidt, Lister Florence Jr., Janece Martin,  
Kevin Crider, Monte Shields**

**Commission Members Absent:** **Robert Anderson, Steven Shields, Walte Bowe**

**City Officials in Attendance:** **Tom Coots, City Planner, Madelyn Brown,  
Administrative Assistant, Jody Eberly, City Council**

**I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, April 13<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 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 623 West 7<sup>th</sup> Street. **This request was approved by City Council on May 3<sup>rd</sup>, 2021.**

**2. ZON21-01:** Rezoning for a property located at 512 East 18<sup>th</sup> Street from M-2, Heavy Manufacturing to C-3, Heavy Commercial. **This request was approved by City Council on May 3<sup>rd</sup>, 2021.**

**3. SUB20-01, Drury Development Addition:** Final Plat for Minor Subdivision to subdivide property located at 2004/2006 North Bishop Avenue into two commercial lots. **This request was approved by City Council on May 3<sup>rd</sup>, 2021.**

**III. NEW BUSINESS:**

**1. Introduction of new City Council Representative:** Chairperson Don Brown welcomes Lister Florence Jr., the new City Council member representing Ward 3 that will be serving on the Planning and Zoning Commission. **Brown** thanks Council member **Jody Eberly** for her time served and commends her for her excellent service.

**2. SUB21-02, Deer Crossing East V:** A request for a minor subdivision to create two lots located at 511 Christy Drive.

Applicant, **John Renick**, has requested a minor subdivision to subdivide a large property to create a new lot about 3 acres in size near Southview and Winchester Drive. **Tom Coots**

explains that there had been some plats done to create and combine some lots in this area. There will be sidewalks and stormwater fees required for the new lot. On the larger lot, which has an existing house, will be considered to be an existing lot. It appears to be in compliance with all the requirements.

**Don Brown** asked if there were any further questions from commissioners. Seeing none, **Brown** entertained a motion.

*A motion was made by Monte Shields seconded by Russell Schmidt to recommend approval of a request for a minor subdivision to create two lots located at 511 Christy Drive A roll call vote on the motion showed the following: Ayes: Crider, Florence Jr., Martin, Schmidt, Monte Shields. Nays: None. Absent: Anderson, Bowe, Steven Shields. The motion passes unanimously.*

After the vote, the applicant attempted to ask that the sidewalk requirement be waived. **Brown**, explained that that was not something the Board could take up at this time.

**3. SUB21-03, Jared + Jared Designs, Plat No. 1:** A request for a minor subdivision to create two lots located at 810 Soest Road.

**Coots** explained that applicant is seeking to split the property in two so that an additional house can be built on the new lot. Both properties are zoned R-1, Single Family District. Stormwater and parks fees will be required. All appears to be in compliance.

**Brown** asks if there are any questions.

Russell **Schmidt** asked if a new house would meet the required setbacks for the R-1, Single Family District. Coots explained that the setbacks are 25 front, 5 on the sides, and 10 on the rear; there should be plenty of room for a house to be built on the new lot. 5000 square feet is the minimum lot size.

**Brown** says that it seems oddly narrow. Coots explains that the minimum is 60 width, and the lot is 70.

**Schmidt** asked if this would limit the size of the home. Coots explains that with how deep the lot is, and since the applicant is planning to build a home in comparable size to the existing home, there should not be any issues with building something comparable.

**Don Brown** asked if there were any further questions from commissioners. Seeing none, **Brown** entertained a motion.

*A motion was made by Russell Schmidt seconded by Janece Martin to recommend approval of a request for a minor subdivision to create two lots located 810 Soest Road. A roll call vote on the motion showed the following: Ayes: Crider, Florence Jr., Martin, Schmidt, Monte Shields. Nays: None. Absent: Anderson, Bowe, Steven Shields. The motion passes unanimously.*

**IV. PUBLIC HEARING:** NONE

**V. OLD BUSINESS:** NONE

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

**1. Discussion and Presentation:** Revisiting the Schuman/Ber Juan Neighborhood Plan (No Action)

**Tom Coots** presents details of the Schuman/Ber Juan Neighborhood Plan and its startup. It began developing in 2019. There was a kickoff presentation, in which surveys were conducted shortly after for residents and owners in the neighborhood. A decent amount of feedback was received, enough to make some assumptions based on the level of response. Another meeting with the residents was planned, but due to the COVID-19 pandemic, things were put on hold. **Coots** then had the plan be available online on the City's website for others to review.

A few residents were skeptical that the University had some sort of underlying scheme to take over the neighborhood. He addressed those fears the best of his ability. **Coots** did incorporate comments and concerns from residents in the revised copy of the plan. **Coots** went on to present the history of the area, as well as ideas that he has for the area as well. The plan includes suggestions for improvements to the parks, streets, sidewalks, and utilities.

The plan proposes alterations to the zoning codes, altering design requirements, setback and lot requirements and change of zoning in certain areas. The plan proposes higher density residential uses west of the railroad, medium density around 12<sup>th</sup> street and lower density in the remainder of the area. **Coots** explains that the plan will take around 10 years to accomplish all actions once adopted.

The plan will be presented with a public hearing at the next meeting.

**2. Election of Officers:** Annual election of commissioners.

**Brown** opened the annual election of officers. Currently, **Brown** is the chairperson, **Schmidt**, the vice chairperson, **Walte Bowe** is a sub in the absence of **Robert Anderson**, who is treasurer. *A motion was made by Russ Schmidt to keep all the officers the same. Seconded by Janice Martin. Ayes: Russell Schmidt, Lister Florence Jr., Janece Martin, Kevin Crider, Monte Shields. Nays: None. The motion passed unanimously.*

**VII. CITIZEN COMMENTS:** NONE

**Meeting adjourned: 6:33 p.m.**

**Minutes prepared by: Madelyn Brown**

**NEXT MEETING:**

**June 8<sup>th</sup>, 2021**