

MINUTES  
 ROLLA PLANNING AND ZONING COMMISSION MEETING  
 ROLLA CITY HALL COUNCIL CHAMBERS  
 TUESDAY, October 12<sup>th</sup>, 2021

**Presiding:** Don Brown, Chairperson

**Commission Members Present:** Walte Bowe, Lister Florence Jr., Janece Martin, Russell Schmidt

**Commission Members Absent:** Robert Anderson, Monte Shields, Steven Shields, Kevin Crider

**City Officials in Attendance:** Tom Coots, *City Planner*, Sarah West, *Administrative Assistant*, Steve Flowers, *Community Development Director*

- I. **Closed Session Pursuant to RSM0 610.021 (1) for legal actions/legal work product. A motion was made by Russell Schmidt, seconded by Walte Bowe to enter a closed session. A roll call vote on the motion showed the following: Ayes: Bowe, Florence, Martin, and Schmidt. Nays: None. The motion passes unanimously.**

**A motion was made by Russell Schmidt, seconded by Walte Bowe to close the closed session and begin the regular meeting. A roll call vote on the motion showed the following: Ayes: Bowe, Florence, Martin, and Schmidt. Nays: None. The motion passes unanimously.**

- II. **Don Brown** opened the meeting to the public. **Lance Thurman**, City of Rolla attorney, gave a report of the closed session.
- III. **APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, September 14<sup>th</sup>, 2021. **Chairperson Don Brown approved the minutes with a typographical change noted.**
- IV. **REPORT ON RECENT CITY COUNCIL ACTIONS:**
1. **VAC21-01: Alleyway Vacation:** Vacation of a portion of the right-of-way of the alley between Oak Street and Olive Street; and between US 63 and 18<sup>th</sup> Street; adjacent to 1808 and 1810 N Bishop, 1808 N Oak, and 1809 N Olive. **Approved by City Council at October 4, 2021 meeting.**

## V. OLD BUSINESS:

1. **CUP21-02: Collective Solutions, LLC**: Conditional Use Permit (CUP) to allow a Wireless Communications Facility not permitted by Section 42-400 or 42-401.

**Tom Coots** presents the staff report. The public hearing was previously opened and closed at the last session. **Brown**, seeing no questions from commissioners, entertains a motion for a roll call vote.

**A motion was made by Russel Schmidt, seconded by Walte Bowe, to send the request to City Council with recommendation for approval with the recommended conditions. A roll call vote on the motion showed the following: Ayes: Bowe, Florence, Martin, and Schmidt. Nays: None. The motion passes unanimously.**

## VI. PUBLIC HEARING:

1. **ZON21-06: 438 W Little Oaks Rd**: Rezoning from the C-2, General Retail district to the RMH, Residential Manufactured Home district.

**Coots** presents the staff report.

**Schmidt** asks if there was room for more than one mobile home on the eastern 80 feet of the property. **Coots** confirms several mobile homes could be placed there. **Bowe** asks if a condition could be made to only allow for one mobile home to be built. **Coots** states that with this rezoning and site plan, only one mobile home could be placed unless a Mobile Home Park site plan review process was approved by the Commission and City Council, similar to a Conditional Use Permit.

**Martin** asks if the applicant owns the entire property. **Coots** confirms the applicant owns the entire one acre. **Martin** asks for confirmation regarding the zoning for the second alternative recommendation. **Coots** states the recommendation proposes that only the east 80 feet could be zoned RMH, and the remainder could be zoned R-1, Single-family.

**Schmidt** asks if an entryway road would need to be paved. **Coots** confirms any driveway would need to be paved.

**Martin** asks what the zoning would be for the first alternative. **Coots** states the alternative would be to rezone the entire property to the RMH district.

**Brown** opens the public hearing.

**Ray Schweikhardt**, residing at 1342 South Rolla Street, spoke in opposition to the request due to ongoing issues with the existing mobile home park and concern that this request would be an addition to those issues. **Brown** asks where he is located pertaining to the mobile home park, which resides next to the requested property. **Schweikhardt** states he is north of the mobile home park, and his property touches the north-eastern corner of the requested property.

**Regina Zieman**, residing at 440 Little Oaks Road, asks for clarification about the location of the subject property. **Brown** confirms subject property is located farther east on Little Oaks and the proposed mobile home would be east of the existing house.

**Brown**, seeing no more questions from the audience or commissioners, closes the public hearing and entertains a motion for a roll call vote.

**A motion was made by Janece Martin, seconded by Walte Bowe, to recommend approval to the City Council for the eastern 80 feet of the subject property, and recommend the City Council rezone the remaining property to R-1 Single-family district. A roll call vote on the motion showed the following: Ayes: Bowe, Florence, and Martin. Nays: Schmidt. The motion passes.**

2. **ZON21-07: 1879 Longview Ln:** Rezoning from the R-R, Rural Residential district to the R-1, Single-family district.

**Coots** presents the staff report. **Schmidt** asks about access to the back lot. **Coots** states there is an existing access point off Highway 72 that has already been approved by MODOT.

**Brown** opens the public hearing.

**Brown**, seeing no questions from the audience or commissioners, closes the public hearing and entertains a motion for a roll call vote.

**A motion was made by Lister Florence, seconded by Russell Schmidt, to recommend approval to rezone the property to R-1 Single-family district. A roll call vote on the motion showed the following: Ayes: Bowe, Florence, Martin, and Schmidt. Nays: None. The motion passes unanimously.**

3. **ZON21-08: RCDC:** Rezoning from the M-2, Heavy Manufacturing district to the C-3, Highway Commercial district.

**Coots** presents the staff report. **Schmidt** asks if Enterprise Drive was useable as an access point. **Coots** confirms Enterprise Drive is a public street and could be extended in existing right-of-way to be another access point to the property.

**Brown** opens the public hearing.

**Brown**, seeing no questions from the audience or commissioners, closes the public hearing and entertains a motion for a roll call vote.

**A motion was made by Russell Schmidt, seconded by Janece Martin, to recommend approval to the City Council to rezone the subject property from M-2 to C-3. A roll call vote on the motion showed the following: Ayes: Bowe, Florence, Martin, and Schmidt. Nays: None. The motion passes unanimously.**

**4. ZON21-09: Ozark Rivers Chapter of National Audubon Society:** Rezoning from the R-1, Single-family district to the GI, Government and Institutional district.

**Coots** presents the staff report.

**Brown** opens the public hearing.

**Nancy Jeffers**, residing at 801 C Aldi Drive, is the treasurer for the Audubon Society. She came forward to see if the commissioners had any questions regarding their application.

**Brown**, seeing no more questions from the audience or commissioners, closes the public hearing and entertains a motion for a roll call vote.

**A motion was made by Walte Bowe, seconded by Janece Martin, to recommend approval to the City Council to rezone the subject property from R-1, Single-family district to the GI, Government and Institutional district. A roll call vote on the motion showed the following: Ayes: Bowe, Florence, Martin, and Schmidt. Nays: None. The motion passes unanimously.**

**VII: NEW BUSINESS:**

**1. SUB21-05: Parker Addition:** Minor subdivision to reorganize two platted lots in the R-1, Single-family district.

**Coots** presents the staff report. **Brown** asks if Lot 1 is large enough to accommodate multiple houses. **Coots** states multiple houses could fit on the lot if further subdivided and access to a public street and utilities is provided.

**Brown**, seeing no questions from commissioners, entertains a motion for a roll call vote.

**A motion was made by Martin, seconded by Schmidt, to recommend approval to the City Council for the minor subdivision, Parker Addition plat. A roll call vote on the motion showed the following: Ayes: Bowe, Florence, Martin, and Schmidt. Nays: None. The motion passes unanimously.**

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

**IX. CITIZEN COMMENTS: NONE**

Meeting adjourned: 6:42 p.m.  
Minutes prepared by: Sarah West

**NEXT MEETING: Tuesday, November 9, 2021**