

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, DECEMBER 14, 2021

Presiding: Don Brown, Chairperson

Commission Members Present: Walter Bowe, Lister Florence Jr., Janece Martin, Russell Schmidt, Robert Anderson, Steven Shields, Kevin Crider

Commission Members Absent: Monte Shields

City Officials in Attendance: Tom Coots, *City Planner*, Sarah West, *Administrative Assistant*

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

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. **ZON21-10, 305 S Oak St/304 S Olive St:** Rezoning from the C-1, Neighborhood Commercial district to the C-2, General Retail district. **Approved at the December 6th City Council meeting.**
2. **ZON21-11, 306 N Walnut St:** Rezoning from the R-1, Single-family district to the R-3, Multi-family district. **Approved at the December 6th City Council meeting.**

III. OLD BUSINESS: NONE

IV. PUBLIC HEARING:

1. **ZON21-12, 602 N Cedar/ 407 E 6th St/603 N Walnut:** Rezoning from the C-2, General Retail district to the C-1, Neighborhood Commercial district, and rezoning from the R-3, Multi-family district to the C-1, Neighborhood Commercial district.

Tom Coots presents the staff report. **Don Brown** asks for clarification about the location of the sidewalks. He also comments that the center building on 602 N Cedar cannot be used as a residence under the current zoning.

Brown opens the public hearing.

Bill Moorkamp resides at 13401 Co Rd 8492. He states the building previously mentioned on 602 N Cedar is not a residence, but simply a storage building. He also confirms there are sidewalks on three sides of the properties.

Brown asks if he is keeping any buildings. **Moorkamp** states that he is demolishing both buildings on 602 N Cedar, but 603 N Walnut and 407 E 6th Street are planned to stay as rentals, but could be demolished depending on the area needed for the new building.

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 Steven Shields, seconded by Walter Bowe, to recommend approval to the City Council to rezone the subject properties from C-2, General Retail district and R-3, Multi-family district to C-1, Neighborhood Commercial district. A roll call vote on the motion showed the following: Ayes: Anderson, Bowe, Florence, Martin, Schmidt, Steven Shields, and Crider. Nays: None. The motion passes unanimously.

2. **ZON21-13, 4120 State Route V/4122 State Route V:** Rezoning from the R-2, Two-family district to the M-2, Heavy Manufacturing district.

Coots presents the staff report.

Brown opens the public hearing.

Matt Williams, residing at 15435 Co Rd 7230, is the president of the Rolla Community Development Corporation. He comments that the property is only useable to them if it is rezoned.

Brown comments that Robert Anderson works with the realtor representing the seller of this property, but he has no financial interest in the sale.

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 Steven Shields, to recommend approval to the City Council to rezone the subject property from R-2, Two-family district to M-2, Heavy Manufacturing district. A roll call vote on the motion showed the following: Ayes: Anderson, Bowe, Florence, Martin, Schmidt, Steven Shields, and Crider. Nays: None. The motion passes unanimously.

V: NEW BUSINESS:

1. **SUB21-08, Subway Subdivision #2:** A Minor Subdivision Final Plat to relocate a property line between two commercial lots.

Coots presents the staff report.

Brown asks if moving up the lot line will keep Subway in compliance with the required amount of parking spaces. **Coots** confirms this will not affect parking.

Florence asks if the entryway will be located on the second lot. **Coots** confirms this to be true.

Brown asks about the plan for the usage of the second lot. **Coots** states the applicant has not prepared a development plan for the property yet.

Brown, seeing no more questions from commissioners, 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 relocate the property line between the subject properties. A roll call vote on the motion showed the following: Ayes: Anderson, Bowe, Florence, Martin, Schmidt, Steven Shields, and Crider. Nays: None. The motion passes unanimously.

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| VI. | OTHER BUSINESS/REPORTS FROM CHAIRPERSON,
COMMITTEE OR STAFF: | NONE |
| VII. | CITIZEN COMMENTS: | NONE |

Meeting adjourned: 5:50 PM
Minutes prepared by: Sarah West

NEXT MEETING: Tuesday, January 11, 2022