

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, FEBRUARY 15, 2022

Presiding: Don Brown, Chairperson

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

Commission Members Absent: Robert Anderson, Monte Shields

I. OTHER BUSINESS:

1. Election of Chairperson, Vice-Chairperson, and Secretary/Treasurer

A motion was made by Walter Bowe, seconded by Janece Martin, to vote for all three officials at once. The motion passes unanimously. A motion was made by Janece Martin, seconded by Walter Bowe to keep the current officials in office. Don Brown, Chairperson, Russell Schmidt, Vice-Chairperson, and Robert Anderson, Secretary/Treasurer. The motion passes unanimously.

2. Announcement: Steven Shields term expired, did not seek re-appointment

II. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, December 15, 2021. **Chairperson Don Brown approved the minutes as printed and distributed.**

III. REPORT ON RECENT CITY COUNCIL ACTIONS:

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. ***Denied by City Council at Dec 20, 2021 meeting.***
2. **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. ***Approved by the City Council at Jan 3, 2022 meeting.***
3. **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. ***Approved by City Council at Jan 3, 2022 meeting.***
4. **SUB21-08, Subway Subdivision #2:** A Minor Subdivision Final Plat to relocate a property line between two commercial lots. ***Approved by City Council at Jan 3, 2022 meeting – plat recorded.***

IV. OLD BUSINESS: NONE

V. PUBLIC HEARING:

1. **SUB21-07, Ridgeview Christian Church Plat 1:** A Minor Subdivision Final Plat to combine several lots into one lot and vacate the rights-of-way of Walker Ave and Ridgeview Rd adjacent to the property.

Tom Coots presents the staff report.

Russell Schmidt asks if it is possible to have C-O and R-1 zoning on one lot. **Coots** confirms this is possible. **Schmidt** ask how the road right-of-way would be maintained. **Coots** states the proposed vacation will add a public access easement, so the City would still perform basic maintenance on the roadway.

Brown asks if it is possible to collect compensation for the vacated area from the applicant. **Coots** states that it is not possible with a vacation because the property was given to the City. Property which the City buys and then sells does go through the City Council and a sales price can be collected. For example, the applicant asked to purchase the property south of Ridgeview Road, but City Council declined to sell.

Brown asks if letters were sent out to surrounding areas. **Coots** confirms letters were sent out to any property within 300 feet of the proposed vacation. **Brown** also states he would like to see reports from Emergency and Law Enforcement departments as well as additional public outreach.

Martin asks what the zoning would be for the combined lots, since several lots are zoned R-1, but the church building is zoned C-O. **Coots** states the current zoning will not change. **Martin** asks if the one lot can have two separate zonings. **Coots** confirms this to be true.

Brown opens the public hearing.

Bryan Harrington is a representative of Allstate Consultants, located at 3312 LeMone Industrial Blvd in Columbia, Missouri. He stated since this case may have a big impact on the City, they were trying to reach a compromise before any major plans were made.

Craig Stevens, residing at 734 Oak Knoll Road, is the Chairman of the Elders for the Ridgeview Church. He expresses concern about the safety issues having pedestrians cross the street.

Seeing no more questions from the audience, **Brown** closes the public hearing.

Darin Pryor, an engineer from Public Works, gave the traffic counts for Ridgeview Road and Adrian Avenue. He states that Adrian should be able to handle any increase in traffic if Walker and Ridgeview were to be closed to traffic.

Schmidt asks if the vacation is granted, what changes would be evident to Walker Avenue. **Pryor** states that no changes will be evident at this time; it will still appear as a City street.

Florence asks for clarification about liability issues if the vacation is granted. **Pryor** states that once the property is vacated, it may be the property owner's responsibility. He states it would only be the City's responsibility to make the road safe and passable for emergency vehicles.

Schmidt asks if any additional signage would be needed. **Pryor** did not believe any was needed.

Bowe asked if the reasoning behind the applicant not applying for a rezoning was due to not being far into their plans. **Coots** states a rezoning would not be necessary unless an addition to the church was planned that conflicted with current height or setbacks restrictions.

A motion was made by Lister Florence, seconded by Kevin Crider, to table the subdivision case to the March 15 meeting. A roll call vote on the motion showed the following: Ayes: Bowe, Florence, Martin, and Crider. Nays: Schmidt. The motion passes.

VI. NEW BUSINESS:

1. **SUB22-01, Davis Addition:** A Minor Subdivision Final Plat to combine 3 commercial lots into one lot.

Coots presents the staff report.

Brown asks if the property is buildable since the lot is in the floodplain. **Coots** states the applicant is aware of the potential floodplain issues and the lot cannot be built upon until and unless the applicant demonstrates they meet the city requirements.

A motion was made by Russell Schmidt, seconded by Janece Martin, to recommend approval to the City Council to combine three commercial lots into one. A roll call vote on the motion showed the following: Ayes: Bowe, Florence, Martin, Schmidt, and Crider. Nays: None. The motion passes unanimously.

VII. OTHER BUSINESS / REPORTS FROM COMMITTEE OR STAFF:

1. Presentation on 2020/2021 activity and planned 2022 Community Development Department goals

VIII. CITIZEN COMMENTS:

NONE

Meeting adjourned: 6:25 p.m.

Minutes prepared by: Sarah West

NEXT MEETING:

Tuesday, March 15, 2022