MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, MARCH 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

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

I. APPROVE MINUTES:

Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, February 15, 2022. Chairperson Don Brown approved the minutes as printed and distributed.

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. SUB22-01, Davis Addition: A minor subdivision Final Plat to combine 3 commercial lots into one lot. Approved by City Council at March 7, 2022 meeting.

III. OLD BUSINESS:

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. Applicant has requested to be tabled to the April 12, 2022 meeting.

   A motion was made by Walter Bowe, seconded by Janece Martin, to grant the applicant’s request to table the case to the April 12, 2022 meeting. A voice vote showed all in favor. The motion passes unanimously.

IV. PUBLIC HEARING:

1. SUB22-03, Bradley Addition: A Minor Subdivision Final Plat to combine several lots into 3 lots; dedicate rights-of-way for 13th Street and Tim Bradley Way; and vacate portions of the rights-of-way of Spring Avenue, 13th Street, and an alley between Poole Ave, Spring Ave, 13th Street, and University Dr. Applicant has requested to be postponed to the April 12, 2022 meeting.
A motion was made by Janece Martin, seconded by Walter Bowe, to grant the applicant’s request to postpone the case to the April 12, 2022 meeting. A voice vote showed all in favor. The motion passes unanimously.

V. NEW BUSINESS:

1. **SUB22-02, Jordan Subdivision #2**: A Minor Subdivision Final Plat to reorganize 3 commercial lots into 2 lots.

   Tom Coots presents the staff report.

   Don Brown asks about egress and ingress. Coots states that currently lot 1 has frontage on both Hartville Road and Highway 63, and the applicant is proposing a private access easement across lot 2 located near the current driveway. Lot 2 also has frontage on Highway 63 and Hartville Road.

   Russell Schmidt asks about a lot line being in close proximity to an existing building. Coots states this is the current lot line, and the proposed lot line will be in a different location. Schmidt asks about property ownership. Coots states the proposed lot 1 on the plat is owned by 3 Springs Holding LLC and the proposed lot 2 is owned by JC Land Investments LLC.

   A motion is made by Russell Schmidt, seconded by Janece Martin, to recommend approval to City Council to reorganize 3 commercial lots into 2 lots. A roll call vote on the motion showed the following: Ayes: Bowe, Florence, Martin, Schmidt, and Crider. Nays: None. The motion passes unanimously.

VI. OTHER BUSINESS / REPORTS FROM COMMITTEE OR STAFF: NONE

VII. CITIZEN COMMENTS: NONE

Meeting adjourned: 5:46 p.m.
Minutes prepared by: Sarah West

NEXT MEETING: Tuesday, April 12, 2022