

**MINUTES**  
**ROLLA PLANNING AND ZONING COMMISSION MEETING**  
**ROLLA CITY HALL COUNCIL CHAMBERS**  
**TUESDAY, MAY 10, 2022**

**Presiding:** Don Brown, Chairperson

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

**Commission Members Absent:** None

**I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, April 12, 2022. **Chairperson Don Brown approved the minutes as printed and distributed.**

**II. REPORT ON RECENT CITY COUNCIL ACTIONS:**

1. **SUB22-03, Bradley Addition:** A Minor Subdivision Final Plat to combine several lots into 3 lots; dedicate rights-of-way for 13<sup>th</sup> Street and Tim Bradley Way; and vacate portions of the rights-of-way of Spring Avenue, 13<sup>th</sup> Street, and an alley between Poole Ave, Spring Ave, 13<sup>th</sup> Street, and University Dr. *Approved by City Council at May 2, 2022 meeting.*
2. **SUB22-04, Replat of Lots 2 and 3 Happy Jack's:** A Minor Subdivision Final Plat to reorganize 2 residential lots. *Approved by City Council at April 18, 2022 meeting.*
3. **SUB22-02, Jordan Subdivision #2:** A Minor Subdivision Final Plat to reorganize 3 commercial lots into 2 lots. *Approved by City Council at April 18, 2022 meeting.*
4. **CUP21-02, Collective Solutions, LLC:** Conditional Use Permit (CUP) to allow a Wireless Communications Facility not permitted by Section 42-400 or 42-401. *Approved with conditions by City Council at April 18, 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 **Applicant has withdrawn their request.**

**A motion was made by Russell Schmidt, seconded by Janece Martin, to accept the withdrawal request. A voice vote on the motion showed all in favor.**

#### IV. PUBLIC HEARING:

1. **ZON22-01, Collective Solutions:** A rezoning (map amendment) from the C-3, Highway Commercial district to the M-1, Light Manufacturing district at 1898 Old Saint James Rd.

**Tom Coots** presents the staff report. This request was presented at the last meeting, however, a procedural error was discovered. The request was re-advertised and the public hearing was held again out of an abundance of caution.

**Don Brown** opens the public hearing.

**Zach Buchheit** is a representative for SBA Communications located at 7700 Forsyth Boulevard Suite 1100, St. Louis, MO 63105. He believes this application doesn't comply with the purpose of the Code. He states the purpose of this rezoning is only to allow a different sized cell tower.

**Buchheit** asks if the Commission knew of any other properties with a split zoning on a lease area. **Brown** states there are other properties that have split zoning but are on separate lots. **Buchheit** states he was unsure if the Code allowed for split zoning on a lease area, and asks the Commission if they knew. **Brown** states he is unsure if it is an issue.

**Buchheit** also asks if a land owner can waive the buffer requirement, since he believed this was the City's right. He also mentions that this request could be considered spot zoning. In this case, there would be additional considerations under state law. He also expresses concern regarding the boundary lines for tax and assessment purposes.

**Buchheit** believes this application is a creative way to circumvent the CUP requirements for Cell towers.

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

**A motion was made by Russell Schmidt, seconded by Monte Shields, to recommend approval to City Council to rezone the subject property from C-3, Highway Commercial District to the M-1, Light Manufacturing District. A roll call vote on the motion showed the following: Ayes: Anderson, Florence, Martin, Schmidt, Shields, Crider, and Jordan. Nays: None. The motion passes unanimously.**

#### V. NEW BUSINESS:

1. **Site Plan Review:** 602 N Cedar; 407 E 6<sup>th</sup>; and 603 N Walnut for development in the Rolla Arts and Entertainment Overlay District.

**Coots** presents the staff report.

**Lister Florence** asks if the applicant is tied to the site plan submitted. **Coots** states that the applicant would be tied to the submitted site plan, but staff could approve small changes.

**A motion was made by Monte Shields, seconded by Monty Jordan, to approve the subject site plan. A voice vote on the motion showed all in favor.**

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

**VII. CITIZEN COMMENTS: NONE**

**Meeting adjourned: 5:56 p.m.  
Minutes prepared by: Sarah West**

**NEXT MEETING: Tuesday, June 14, 2022**