

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, JANUARY 10, 2023

Presiding: Russell Schmidt, Chairperson

Commission Members Present: Monty Jordan, Janece Martin, Kevin Crider, Nathan Chirban, Monte Shields

Commission Members Absent: Robert Anderson

- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, December 13, 2022. **Chairperson Russell Schmidt approved the minutes as printed and distributed.**
- II. REPORT ON RECENT CITY COUNCIL ACTIONS:** NONE
- III. OLD BUSINESS:**
1. **TXT22-03:** Re-adoption and revisions to Chapter 42 (Planning and Zoning) of the City of Rolla Ordinances for a complete overhaul of the zoning and subdivision codes; Re-adoption of the Zoning Map with necessary revisions for corrections and to account for changes to the zoning codes and zoning districts; and Amendments to sections pertaining to land use and zoning in Chapters 15, 20, 28, 29, 39, 40, and 41 of the City of Rolla Ordinances

Russell Schmidt opens the public hearing.

Kathy Cochran resides at 607 East 12th Street and owns multiple properties in Rolla. She expresses opposition to the UR zoning due to the alley setbacks. She is concerned that the setbacks in the rear alley are too excessive. These setbacks would be taking up more of her property and that area can now only be used for upkeep instead of development. She asks for a definition, in writing, of nonconforming uses. She comments that the residents should be given more notice and information. **Chirban** asks what her properties were currently zoned. **Cochran** states one is R-2 and the other is R-3. **Chirban** asks if they are both being rezoned to the UR district. **Cochran** confirms this.

Carson Plasse resides at 1209 Iowa Street. He asks if the City plans on paving the alleyways. He plans to renovate his property, but if the rezoning happens, the setbacks will make enough of his property nonconforming as to hinder further development. **Schmidt** is unsure if the City plans on paving the alleyways in the future. He asks if this was the only issue Plasse has with the UR zoning. **Plasse** confirms this, and he states he felt the rezoning was unnecessary. Only the setbacks and smaller lot sizes are the only changes to the new zoning district.

Mike Woessner is located at 1703 North Bishop. He was unsure if the Holloway Addition was still being rezoned from R-3 and R-2 to UR. He comments about the lack of information sent out in letters, and implored the Commission to send out detailed letters to all affected property owners.

Alfred Chapman is a developer who owns multiple properties in Rolla. He expresses opposition to the downzoning. **Schmidt** asks about the current zoning of Chapman's properties. **Chapman** states his property had been proposed to be rezoned R-2 to R-1. He is concerned if his property becomes nonconforming and can no longer rebuild if it is damaged to a certain degree. He expresses concern about the lack of information to citizens.

A motion was made by Janece Martin, seconded by Monte Shields, to table the case and keep the public hearing open until the March 14th meeting. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Jordan, Martin and Shields. Nays: None. The motion passes unanimously.

Coots clarifies the question brought up by Woessner. He states as of this point, staff is still planning on rezoning the Holloway Addition to the UR district. A neighborhood meeting is planned to be set up. He mentions the City will have an open house to allow for the public to gain information and express concerns on January 25th and 26th. He also states there will be more letters sent out to citizens.

Martin asks why the Ad-Hoc Committee came up with the UR district. **Coots** states the district is intended for older parts of town that have small lots and are already developed. The current zoning code requires larger lot sizes and setbacks, which hinders development. The new zoning would lower the need to seek variances and allows for small multi-family uses. **Chirban** comments that citizens have presented issues with the new setbacks, but the UR district claims to be less stringent on the setback requirements. **Coots** states what is being proposed is a 20 foot setback from the alley. The idea is to reserve that land for parking as areas get denser. This will only apply to rear setbacks.

IV. NEW BUSINESS:

1. **SUB22-09:** Final Plat of Blue's Lake #12 and associated vacation of Joan Drive and certain utility easements

Coots present the staff report.

A motion was made by Janece Martin, seconded by Monte Shields, to recommend the City Council approve the request with the condition that all comments from the Staff Comment Letter dated January 6, 2023 be resolved prior to final approval. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Jordan, Martin, and Shields. Nays: None. The motion passes unanimously.

V. PUBLIC HEARING:

1. **PUD22-02:** Final PUD Development Plan and rezoning from C-3, Highway Commercial to PUD, Planned Unit Development for an RV park development at 550/650 Joan Drive

Coots presents the staff report.

Schmidt asks how the new plan differed from the preliminary plan. **Coots** states changes had to be made regarding utilities and the layout had changed and reduced the number of sites. **Crider** asks if the utility issue was at the request of the City or RMU. **Coots** mentions the applicant had originally proposed two dead end water lines. RMU will not accept those, and required it be changed to a looped system to prevent stagnant water possibly backing up into the City water main. The site plan had to be modified to meet this request. **Schmidt** asks if the new plan met RMU's requirements. **Coots** was unsure as no comments have been received from RMU.

Chirban mentions the plan shows a paved entryway that is 50 feet long. He asks if the applicant can change this once the plan is approved. **Coots** states the applicant is restricted to what is approved on the final PUD.

Aaron Espinoza is the current property owner. He states the reason for the revision to the site plan was at RMU's request. He mentions the applicant has had to revise the site plan several times, and does not want to submit a final plan until the City can have a definitive on what the requirements will be. **Schmidt** mentions a final plan will have to be developed before final approval is given from City Council.

Chirban asks about the hardship of delaying the project to give staff more time to review the plans. **Espinoza** states the applicant is wanting to start work on the project as it has been in process for several months. He has revised the site plan and will be losing lots to meet requests, not code requirements, from the City and RMU.

Chirban asks if the property has been closed. **Espinoza** states the investor does not want to purchase the property until this project will be approved. They are also fixing an illegal subdivision of the lot.

Schmidt opens the public hearing. Seeing no questions from the audience or commissioners, he closes the public hearing.

A motion was made by Janece Martin, seconded by Kevin Crider, to recommend the City Council approve the request with the condition that all comments from the Staff Comment Letter dated January 6, 2023 be resolved prior to final approval. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Jordan, Martin, and Shileds. Nays: None. The motion passes unanimously.

VI. OTHER BUSINESS / REPORTS FROM COMMITTEE OR STAFF:

1. Presentation on 2022 activity and planned 2023 Community Development Department goals

VII. CITIZEN COMMENTS:

NONE

Meeting adjourned: 7:00 p.m.

Minutes prepared by: Sarah West

NEXT MEETING:

Tuesday, February 14, 2023