

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, MARCH 12, 2024

Presiding: Russell Schmidt, Chairperson

Commission Members Present: Robert Anderson, Nathan Chirban, Kevin Crider, Steve Davis, Monty Jordan, Janece Martin, Don Morris, Monte Shields

Commission Members Absent: None

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, February 13, 2024. **Chairperson Russell Schmidt approved the minutes as printed and distributed.**

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. PUD24-01: Rezoning to apply a Planned Unit Development overlay to property zoned C-2, General Commercial for a mixed-use redevelopment at 127 H-J Drive.

III. NEW BUSINESS: NONE

IV. PUBLIC HEARING:

1. CUP24-01: Conditional Use Permit to allow an industrial use in the C-C, Center City district for a proposed brewery at 600 N Rolla Street.

Coots presents the staff report.

Morris asks if Public House already brews beer onsite, why do we need the CUP? Is it because they are expanding their brewing area? **Coots** states that they are now splitting off into 2 different companies. The brewery will be one company and the Public House will be a separate company. The brewery would be a stand-alone use, rather than being accessory to the restaurant.

Morris asks if the space they are wanting to use for the brewery is 8,000 square feet, why are we stating that the brewing area can only be 8,000 square feet? **Coots** responds that it is to prevent them from expanding the building to more square footage and use that new area for brewing without getting permission from the City.

Chirban asks how close the nearest residential property is to the area for the proposed brewery? **Coots** responds that there is a building across the street to the north.

Chirban asks if the incoming delivery trucks would create a noise nuisance? **Coots** states that this is a commercial area so any business would have trucks coming and going.

Schmidt opens the public hearing.

Josh Stacy, residing at 10660 Baker Drive, Rolla, Missouri. Mr. Stacy presents his plans for moving the brewing facility from St. James to Rolla and the brewing process.

Schmidt closes the public hearing.

Following some discussion **Schmidt** entertains a motion for a roll call vote.

A motion was made by Monte Shields, seconded by Steve Davis, to send the request for approval of the CUP to City Council with the conditions that the brewery use is limited to 8,000 square foot of area, significant expansion would require approval and the CUP is limited to production, manufacturing, packaging and storage of beer or wine. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Davis, Jordan, Martin, Morris and Shields. Nays: None. Absent: None. The motion passes.

2. Site Plan Review: Lease of property owned by Rolla/RMU at 10822 CR 3160 for a data processing operation; zoned P, Public.

Coots presents the staff report.

Chirban asks if the planning & zoning commission does not pass this, does it mean they would not be able to lease this property to this company? **Coots** states that you would defer it to the City Council, you could not outright deny this case.

Chirban asks if this is approved and they want to put more stations at other locations in the future would it require a separate approval? **Coots** responds, yes.

Chirban asks if this is approved and they want to add more to this location would it require separate approval? **Coots** responds, yes.

Morris asks where it states that they are limited to three structures? **Coots** responds that it is limited to the site plan which only shows three containers.

Schmidt opens the public hearing.

Rodney Bourne, General Manager of Rolla Municipal Utilities. States that because of the amount of energy used, this facility will generate a lot of heat. The developer would like to modify the site plan to add a greenhouse next to the containers which can help to divert the hot air generated by the equipment. Mr. Bourne explains the plans for this property, energy usage, rates, provisions for peak alerts and noise level to the commission.

Davis asks if this will be monitored 24 hours a day for any issue or if it needs to be shut down in an emergency situation. **Bourne** states that this is monitored 24 hours a day, RMU is obligated to give a 2 hour notice if they need to shut down. If the customer does not shut down then RMU has the ability to shut them down.

Crider asks if the 140 acres directly west that's still in the city limits were to be developed will RMU still have enough power to supply that area. **Bourne** responds, yes.

Schmidt asks about security at this facility. **Bourne** states that the leased property will be fenced off and have its own entrance. They will not have access to the remainder of the property.

Chirban asks what amount of time the initial term of the lease would be for? **Bourne** responds that it will be a three year initial term with renewals after that.

Josh Vroman – Rolla City Council, residing at 115 Gene Drive, Rolla, Missouri. Mr. Vroman asks if this company receives a reduced rate, or a higher rate? **Bourne** states that they have an interruptible rate which is an energy only rate, they will pay a service availability fee and then .07 cents per kilowatt. He also states that this information should be published on the RMU website.

Vroman states that we just revised Chapter 42 and I don't believe it has anything for crypto mining as a business. Will this company need to have a business license? **Bourne** replies that we have already pointed them in the direction of the Code Department for building permits and the Finance Department to determine if he needs a business license.

Vroman asks if the lessee is paying for the site preparation? **Bourne** responds, yes.

Vroman asks if this facility will be using water to cool its heating power? **Bourne** respond, no.

Schmidt closes the public hearing.

Following some discussion **Schmidt** entertains a motion for a roll call vote.

A motion was made by Janece Martin, seconded by Don Morris, to find that the site plan would not cause significant and unwarranted impact if revised and approved the site plan with the allowance for the greenhouse. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Davis, Jordan, Martin, Morris, and Shields. Nays: None. Absent: None. The motion passes.

3. Old Town Neighborhood Plan: Resolution to adopt the plan as an element of the Comprehensive Plan and recommend adoption by City Council.

Coots presents the staff report.

Schmidt opens the public hearing.

Jerome Beck, residing at 13850 South Highway 63. Mr. Beck states that he likes that Rolla has so much black history and would like to see the Lincoln School turned into a black history museum. He would also like to see more feedback from the black community on this plan. He is concerned that the plan might "run over" the poor people and would like help from grants or the local government to help the poor people bring their houses up to par. Mr. Beck would also like to see a robust preserving of affordability in this plan.

Schmidt closes the public hearing.

Following some discussion Schmidt entertains a motion for a role call vote.

A motion was made by Janece Martin, seconded by Monte Shields, to adopt a resolution to approve the Old Town Neighborhood Plan as an element of the adopted Comprehensive Plan and recommend the plan be adopted by the City Council. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Davis, Jordan, Martin, Morris, and Shields. Nays: None. Absent: None. The motion passes.

V. OLD BUSINESS: NONE

VIII. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF: NONE

IX. CITIZEN COMMENTS: NONE

Meeting adjourned: 8:02 p.m.
Minutes prepared by: Cindy Brown

NEXT MEETING: Tuesday, April 9, 2024