

**MINUTES**  
**ROLLA PLANNING AND ZONING COMMISSION MEETING**  
**ROLLA CITY HALL COUNCIL CHAMBERS**  
**TUESDAY, SEPTEMBER 10, 2024**

**Presiding:** Russell Schmidt, Chairperson

**Commission Members Present:** Robert Anderson, Nathan Chirban, Kevin Crider, Monty Jordan, Janece Martin, Don Morris

**Commission Members Absent:** Steve Davis, Monte Shields

**I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, July 9, 2024. **Chairperson Russell Schmidt approved the minutes as printed and distributed.**

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

**1. ZON24-02:** Rezoning 408 E 5<sup>th</sup> Street from the R-3. Multi-family district to the R-4, Urban Multi –family district.

**2. PUD24-02:** Rezoning of the property located at the SW corner of Hwy 72/Osage Drive and the SE corner of Osage Drive/Country Ridge Rd to apply a PUD, Planned Unit Development zoning overlay; and to rezone a portion of the property from the C-2, General Commercial district to the R-1, Suburban Residential district.

**III. PUBLIC HEARING:**

Chairperson Schmidt swore in all people wanting to give testimony at the public hearings.

**1. ZON24-03:** Rezoning of property located at 410 W Christy Drive from R-1 and C-2 to R-3 and to remove a PUD zoning overlay.

Chairperson Schmidt opens the public hearing at 5:33.

City Planner Tom Coots presents the staff report.

Joanie and Russell Pagel residing at 620 Houston Road shared that they are very concerned about where children will be able to safely play with the extra traffic this project would produce.

Caleb Homan with Archer Elgin, speaking on behalf of the property owner, shared that there will be a traffic study done to make sure this is a safe environment for the community. A conversation was had regarding a play area for children and how many units are expected to be built.

The public hearing was closed at 5:57.

A motion was made by Morris and seconded by Anderson to recommend approval to City Council to rezone 410 W Christy Drive from R-1 and C-2 to R-3 and remove the PUD zoning overlay. A roll call vote on the motion showed the following: Ayes: Anderson,

Chirban, Crider, Jordan, Martin, and Morris. Nays: None. Absent: Davis and Shields. The motion passes unanimously.

**2. VAC24-01:** Vacation of certain easements and a portion of Christy Drive at 410 W Christy Drive.

Chairperson Schmidt opens the public hearing at 5:59.

City Planner Tom Coots presents the staff report.

Chairperson Schmidt asks for citizen comments.

The public hearing was closed at 6:02 with no citizen comments.

A motion was made by Jordan, seconded by Morris to recommend approval to City Council for the vacation of certain easements and a portion of Christy Drive at 410 W Christy Drive. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Jordan, Martin, and Morris. Nays: None. Absent: Davis and Shields. The motion passes unanimously.

**3. VAC24-02:** Vacations of the remaining alleys in Blocks 1, 2, 4, 5, 6, and 7 of Newman's Addition to the City of Rolla (area generally bound by 1<sup>st</sup> Street, Walnut Street, Hwy 72, and Oak Street).

Chairperson Schmidt opens the public hearing at 6:04.

City Planner Tom Coots presents the staff report.

Chairperson Schmidt asks for citizen comments.

The public hearing was closed at 6:09 with no citizen comments.

A motion was made by Jordan, seconded by Anderson to recommend approval to City Council for the vacations of the remaining alleys in Blocks 1, 2, 4, 5, 6 and 7 of the Newman's Addition to the City of Rolla. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Jordan, Martin and Morris. Nays: None. Absent: Davis and Shields. The motion passes unanimously.

#### **IV. NEW BUSINESS:**

**1. SUB24-09:** Final Plat of Cedar Trail Planned Unit Development Plat #4 (amended) to adjust lot lines and dedicate rights-of-way and easements.

City Planner Tom Coots presents the staff report.

A motion was made by Anderson, seconded by Martin to find that the final plat meets the minimum requirements for approval and recommend that the City Council approve the final plat as revised. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Jordan, Martin, and Morris. Nays: None. Absent: Davis and Shields. The motion passes unanimously.

#### **V. OLD BUSINESS:**

**NONE**

#### **VIII. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF:**

**NONE**

**IX. CITIZEN COMMENTS:**

**NONE**

**Meeting adjourned: 6:21 p.m.  
Minutes prepared by: Cindy Brown**

**NEXT MEETING:**

**Tuesday, October 15, 2024**