

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, JANUARY 14, 2025

Presiding: Russell Schmidt, Chairperson

Commission Members Present: Nathan Chirban, Kevin Crider, Steve Davis, Don Morris

Commission Members Absent: Monty Jordan, Janece Martin, Monte Shields & One Vacancy

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, December 10, 2024. **Chairperson Russell Schmidt approved the minutes as printed and distributed.**

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. **ANX24-02:** Annexation of a portion of 13063 Old Wire Outer Rd into the corporate limits of the City of Rolla and assigning a zoning of C-2, General Retail.
2. **VAC24-05:** Vacation of alleys in Cowan's Addition to City of Rolla generally bounded by Black Street, Spilman Ave, Walker Ave and the railroad ROW; and bounded by Hwy 72, Spilman Ave, Walker Ave and Strobach Street.
3. **TXT24-03:** Text Amendment to Section 42.313 General Requirements (Parking) to revise the paving and permitted parking location requirements for residential uses and time limits for occupancy of RV's on a residential lot.
4. **TXT24-02:** Text Amendments to Sections 42.203 Zoning Use Definitions; 42.209 to establish Shelters, Soup Kitchens, and Transitional Housing; 42.211 – 42.215 Residential Districts; 42.221 – 42.224 Commercial Districts; removing 42.457 Overnight Shelter, Soup Kitchen, and Transitional Uses; and 42.710 amending Zoning Use Table as needed.

City Planner Tom Coots presents the report.

Chairperson Schmidt asks a question regarding 42.710 amending Zoning Use Table as needed. A short discussion follows.

III. PUBLIC HEARING:

1. **ZON24-06:** Map Amendment to rezone 21 Stephendale Ct from the R-1, Suburban Residential district to the C-1, Neighborhood Commercial district.

Chairperson Schmidt opens the public hearing at 5:34.

City Planner Tom Coots presents the staff report.

Chairperson Schmidt asks for citizen comments.

Will Benhardt residing at 20 Stephendale Ct shared that he has concerns there would be insufficient parking for a restaurant resulting in overflow street parking in front of the neighbors houses as well as increased traffic.

Thu Tran residing at 21 Stephendale Ct shared he plans to have a small carry-out business with only one or two vehicles coming and going at any time.

A discussion was had regarding how many parking spaces this property may be able to accommodate.

The public hearing was closed at 5:56.

A motion was made by Morris and seconded by Crider to recommend approval to City Council to rezone 21 Stephendale Ct from the R-1, Suburban Residential district to the C-1, Neighborhood Commercial district. A roll call vote on the motion showed the following: Ayes: Crider, Davis and Morris. Nays: Chirban. Absent: Jordan, Martin and Shields. The motion passes.

IV. NEW BUSINESS: NONE

V. OLD BUSINESS: NONE

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

1. Update on Comprehensive Plan.

Tim Breihan of H3 Consultants presents the plan update.

2. Discussion regarding potential changes to Section 42.340, Signage.

3. Presentation on 2024 activity and planned 2025 Community Development Department goals. Tom Coots presents the report.

IX. CITIZEN COMMENTS: NONE

Meeting adjourned: 7:50 p.m.

Minutes prepared by: Cindy Brown

NEXT MEETING:

Tuesday, February 11, 2025