

**MINUTES**  
**ROLLA PLANNING AND ZONING COMMISSION MEETING**  
**ROLLA CITY HALL COUNCIL CHAMBERS**  
**TUESDAY, FEBRUARY 11, 2025**

**Presiding:** Russell Schmidt, Chairperson

**Commission Members Present:** Nathan Chirban, Kevin Crider, Steve Davis, Monte Shields

**Commission Members Absent:** Monty Jordan, Janece Martin, Don Morris & One Vacancy

**I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, January 14, 2025. **Chairperson Russell Schmidt approved the minutes as printed and distributed.**

**II. ELECTIONS:** Annual elections for Chairman and Secretary/Vice-Chairman.

1. Election of Secretary/Vice Chairman.

A motion was made by Shields to nominate Monty Jordan. Motion passed unanimously.

2. Election of Chairman.

A motion was made by Shields to nominate Russell Schmidt. Motion passed unanimously.

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

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

City Planner Tom Coots presents the report.

**IV. PUBLIC HEARING:**

1. **ZON25-01:** Map Amendment to rezone 602 N Olive Street from the C-1, Neighborhood Commercial district to the R-4, Urban Multi-family 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 representing Blarney Stone Investments located at 1420 East Highway 72 shared that rezoning to R-4 would allow enough room to place an apartment building on this property as well as having parking in the rear of the building so street parking would not be needed.

Jeff Davis owns the property located at 601 North Olive shared that he is concerned with parking on the street. He is happy to know that parking is already being addressed. Crider commented that he has spoken to the property owner south of this location and he is fine with the zoning changing.

The public hearing was closed at 5:46.

A motion was made by Shields and seconded by Davis to recommend approval to City Council to make a Map Amendment to rezone 602 N. Olive Street from C-1, Neighborhood Commercial district to the R-4, Urban Multi-family district. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Davis and Shields. Nays: None. Absent: Jordan, Martin and Morris. The motion passes.

**2. VAC25-01:** Vacation of the remainder of an alley north of 11<sup>th</sup> Street between Bishop Avenue and State Street.

Chairperson Schmidt opens the public hearing at 5:48.

City Planner Tom Coots presents the staff report.

A discussion was had regarding the sewer line.

Chairperson Schmidt asks for citizens comments.

The public hearing was closed at 5:54 with no citizen comments.

A motion was made by Crider and seconded by Shields to recommend approval to City Council for the vacation of the remainder of an alley north of 11<sup>th</sup> Street between Bishop Avenue and State Street. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Davis and Shields. Nays: None. Absent: Jordan, Martin and Morris. The motion passes.

**IV. NEW BUSINESS: NONE**

**V. OLD BUSINESS: NONE**

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

**IX. CITIZEN COMMENTS: NONE**

**Meeting adjourned: 5:55 p.m.  
Minutes prepared by: Cindy Brown**

**NEXT MEETING: Tuesday, March 11, 2025**