

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, APRIL 15, 2025

Presiding: Russell Schmidt, Chairperson

Commission Members Present: Nathan Chirban, Kevin Crider, Monty Jordan, Janese Martin, Don Morris & Monte Shields

Commission Members Absent: Steve Davis & One Vacancy

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, March 11, 2025.
The minutes are approved unanimously by a voice vote.

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. SUB25-01: Final Plat of The Highlands, Phase I, a residential subdivision in the R-1, Suburban Residential district with a PUD (Planned Unit Development) zoning overlay to create 87 residential lots.

City Planner Tom Coots presents the report.

III. PUBLIC HEARING:

1. ZON25-02: 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 5:31.

City Planner Tom Coots presents the staff report.

There was a discussion regarding parking access, the impact of traffic and easement.

Chairperson Schmidt asks for citizen comments at 5:41.

The public hearing was closed at 5:42 with no citizen comments.

A motion was made by Jordan and seconded by Chirban to recommend City Council approves the Map Amendment to rezone 21 Stephendale Court from the R-1, Suburban Residential district to the C-1, Neighborhood Commercial district with the condition that zoning does not become effective until the applicant has purchased the adjacent property and combines or records an access easement. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Jordan, Martin, Morris and Shields. Nays: None. Absent: Davis. The motion passes.

2. VAC25-03: Vacation of the remainder of an alley north of 18th Street between Elm Street and Oak Street.

Chairperson Schmidt opens the public hearing at 5:44.

City Planner Tom Coots presents the staff report.

Chairperson Schmidt asks for citizen comments at 5:46.

The public hearing was closed at 5:46 with no citizen comments.

A motion was made by Martin and seconded by Shields to recommend to City Council the approval of the request for the vacation of the remainder of an alley north of 18th Street

between Elm Street and Oak Street. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Jordan, Martin, Morris and Shields. Nays: None. Absent: Davis. The motion passes.

3. TXT25-01: Text Amendment to Chapter 42, Planning and Zoning of the City of Rolla Ordinances Section 42-344 through 42-346, pertaining to signage regulations.

Chairperson Schmidt opens the public hearing at 5:48.

City Planner Tom Coots presents the staff report.

There was a discussion regarding maximum size of a single sign, amount of signage based on the amount of property frontage, amount of time temporary signs are allowed and grouping of signs.

Chairperson Schmidt asks for citizen comments at 6:15.

The public hearing was closed at 6:16 with no citizen comments.

A motion was made by Martin and seconded by Crider to postpone Text Amendment to Chapter 42, Planning and Zoning of the City of Rolla Ordinances Section 42-344 through 42-346, pertaining to signage regulations until the next meeting on Tuesday, May 13, 2025. The motion passed unanimously by a voice vote.

IV. NEW BUSINESS: NONE

V. OLD BUSINESS: NONE

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

1. Presentation regarding the March 14 tornado and related planning/Community Development activities.

VII. CITIZEN COMMENTS: NONE

Meeting adjourned: 6:40 p.m.

Minutes prepared by: Cindy Brown

NEXT MEETING:

Tuesday, May 13, 2025