

## Planning and Zoning Commission

June 11, 2019

At 6:00 p.m. Chairman Cooper called the meeting to order under provisions of Chapter 400 of City Code and Chapter 89 Revised Statutes of Missouri.

### Roll Call

John Cooper	Present
James Cross	Absent
Gary Kramer	Present
Alan Mastin	Present
David Jones	Present
Larry Heiner	Present
Tony Wessler	Present

Also present were Dan King and Robert Schaffer representing City staff.

### Election Results

Chairman - John Cooper  
Vice-Chairman - Gary Kramer  
Secretary - Alan Mastin  
Nominations were approved unanimously by acclamation.

### Minutes

Minutes from the May 14<sup>th</sup>, 2019, meeting were presented for approval. Commissioner Heiner made a motion, seconded by Commissioner Mastin, to approve the minutes as presented. Motion carried unanimously.

### Public Hearings

Chairman Cooper opened the public hearing at 6:07p.m. for consideration on a recommendation to the City Council to change the Land Use Regulations Section 21.200 of the Permissible Uses Table, Section 400.530 to allow for crematoriums in the C-3 zoning district with a conditional use permit.

Commissioner Heiner made a motion, seconded by Commissioner Wessler to close the Public Hearing. The motion carried unanimously at 6:08 p.m.

### Old Business

#### *Comprehensive Plan Review*

The Commission asked the status of moving forward with the proposed changes to the comprehensive plan and Dan King explained that the plan was to provide all of the recommendations to the Board of Aldermen for their review. If they have any questions or concerns those could be addressed. Chairman Cooper discussed planning to have the public hearing in one month to allow this review. The Commission generally agreed with this process of moving forward.

### Subdivision Review

#### *B & S Subdivision.*

SP Young, LLC (Ron Young) is requesting a resubdivision of "B and S" subdivision located at 605 Fisher Drive. The resubdivision would divide one existing lot into two lots. The property is currently zoned C-4. Commissioner Mastin made a motion to recommend approval of the presented plat to the Board of Aldermen. Commissioner Heiner seconded the motion and it carried unanimously.

#### *Resubdivision of "Lot 1 & 2 of the Re-Sub of Lot A of Virginia B. Curtis.*

Marty Marler is requesting a resubdivision of "Lot 1 & 2 of the Re-Sub of Lot A of Virginia B. Curtis" located at 124 East Springfield. The resubdivision would divide one existing lot into two lots. The property is currently zoned C-3. Commissioner Mastin made a motion to recommend approval of the presented plat to the Board of Aldermen. Commissioner Heiner seconded the motion and it carried unanimously.

#### *Boundary Line Adjustment of Lots 20, 21, 22 & 23 in Block "B" of Walker Fields*

Debra Stalons is requesting a resubdivision of "Boundary Line Adjustment of Lots 20, 21, 22 & 23 in Block "B" of Walker Fields" located at 631 Crestview Drive. The resubdivision would divide one existing lot into two lots. The property is currently zoned R-1. Commissioner Heiner made a motion to recommend approval of the presented plat to the Board of Aldermen. Commissioner Wessler seconded the motion and it carried unanimously.

#### *Williams Addition Plat 3*

Dalton Jones is requesting a resubdivision of "Williams Addition Plat 3" located at 543 East Vine Street. The resubdivision would divide one lot into three lots. The property is currently zoned R-1. Commissioner Heiner made a motion to recommend approval of the presented plat to the Board of Aldermen. Commissioner Wessler seconded the motion and it carried unanimously.

### New Business

Dan King explained the reason for allowing crematoriums in C-3 zoning district. It was explained that this would provide a way to make the current crematory conforming at Eaton Funeral Home. Travis Toews, Owner of Eaton Funeral Home, explained that he also desired to create a new human crematorium attached to the existing funeral home to allow for a more dignified location for families than the garage that houses the current

crematory. Commissioner Kramer made a motion to forward the recommendation to the City Council to change the Land Use Regulations Section 21.200 of the Permissible Uses Table, Section 400.530 to allow for crematoriums in the C-3 zoning district with a conditional use permit. Commissioner Jones seconded the motion and all were in favor with the exception of Commissioner Mastin who abstained.

**Communications and Visitors' Comments-None**

**Commissioner's Forum-None**

Commission discussed what might be expected at the public hearing on Medical Marijuana scheduled for June 25, 2019.

**Adjournment**

With no further questions or comments, Commissioner Heiner made a motion, seconded by Commissioner Kramer to adjourn. The motion carried unanimously. At 7:25 p.m. the meeting was adjourned.