

Planning and Zoning Commission

January 10, 2012

At 7:00 p.m. Chairman Eaton 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
Dale Cottrell	Present
Jarrett Dace	Present
Jim Eaton	Present
Gary Kramer	Present
Alan Mastin	Present
Roger Siwak	Absent

Also, present was J.T. Hardy, Dan King, and Robert Schaffer representing City staff and Randy Bacon, Shannon Johanning, Bill Heath, and Susan Heath with input on the possible closure of a portion of Beeman Street.

Approval of Minutes

Commissioner Dace made the motion seconded by Commissioner Copper to approve the minutes from December 13, 2011. Motion carried.

Public Hearing

None

Old Business

None

Subdivision Review

None

New Business

Discussion of Temple Baptist Church's request to vacate a portion of Beeman Street.

Randy Bacon of 326 Beeman Street expressed his concerns with closure of the street. He expressed that he would like to see a traffic plan showing how the closure would effect traffic in the future. He also expressed his concerns with the area north of Beeman being predominately commercial that once it is redeveloped the truck traffic will return to Beeman as it was during Whistle Stops time. He has a concern that the closure would eliminate the primary north to south movement for traffic from Hughes Ford to Mansion and increase response times for emergency services. He also stated that the street is very busy with the IOOF hall on the south end and Temple Baptist on the north. He expressed a concern of the closure diminishing property values and did not understand why the church did not approach the people around them before coming to the City.

Shannon Johanning spoke for himself and Bill and Susan Heath as they are all property owners of rental homes in the area. Mr. Johanning's concerns were similar to Mr. Bacon's. He also stated that in his experience as an engineer that he felt that if the reasoning for closure was safety that maybe some improved signing, striping and parking lot layout could accomplish the same safety goal without closing the public street. He also suggested a gate system like is used at Borgia High School in Washington. Bill Heath mentioned that Beeman was the easiest way to pull a trailer through the area.

Commissioner Dace asked if there was a benefit for the City to basically "donate" the street to the church.

Commissioner Eaton expressed that he thought improved signing/stripping and possibly a gate would be a better solution.

Discussion of staff's suggestions on zoning map changes.

Staff's suggestions were discussed with the board being in agreement to implement most of the suggestions. It was thought that some of the suggestions would need to be looked at again when the process was closer to completion to see how the fit in with the rest of the comprehensive plan. The next section will be reviewed at the next meeting.

Communications and Visitors' Comments-None

Commission's Forum-None

Adjournment

With no further questions or comments, Commissioner Cooper made the motion, seconded by Commissioner Cottrell to adjourn. The motion carried unanimously. At 9:05 p.m. the meeting was adjourned.