

# Planning and Zoning Commission

## September 11, 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	Absent
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.

### Approval of Minutes

Commissioner Kramer made the motion seconded by Commissioner Cottrell to approve the minutes from August 14, 2012. Motion carried.

### Public Hearing

A public hearing was held to receive Public input on the possibility of recommending a change to the land use regulations to allow for requests for conditional use permits in a C-1 zoning district for the specific use of motor vehicle repair and maintenance, not including substantial body work.

With no further public comment, the hearing was closed at 7:02 pm.

### Old Business

The Commission discussed the possible land use map changes and agreed to move forward with their review of the comprehensive plan at the next regular meeting.

### Subdivision Review

None

### New Business

Mr. Garrie Pruitt and Mrs. Mary Schwarm appeared before the Commission. They are requesting that the Commission recommend changing City Code to no longer allow modular homes be placed in R-1 zoning. A lengthy history was given on Cripple Creek Subdivision Covenants and the modular homes that are currently in place as well as future lots that modular homes could be placed. Mr. Pruitt and Mrs. Schwarm feel that they were misled by the owners of Cripple Creek Subdivision and feel their property values have decreased due to modular homes within the subdivision. The general consensus of the Board was that this would most likely be a civil matter between the property owners of Cripple

Creek Subdivision. However, the Commission agreed to re-look at the current regulations in City Code that allow modular homes in R-1 zoning.

Commissioner Cottrell made a motion, seconded by Commissioner Dace to forward a recommendation to the Board of Aldermen to change the land use regulations to allow for requests for conditional use permits in a C-1 zoning district for the specific use of motor vehicle repair and maintenance, not including substantial body work. Motion carried.

(Commissioner Cottrell left the meeting at 7:54 p.m.)

### Communications and Visitors' Comments-None

### Commission's Forum-None

### Adjournment

With no further questions or comments, Commissioner Dace made the motion, seconded by Commissioner Mastin to adjourn. The motion carried unanimously. At 8:13 p.m. the meeting was adjourned.