

Planning and Zoning Commission

October 8, 2013

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	Absent
Jim Eaton	Present
(Chairman left meeting due to emergency at 7:50 p.m.)	
Gary Kramer	Absent
Alan Mastin	Present
David Jones	Present

Also present was Robert Schaffer and J.T. Hardy representing City staff.

Approval of Minutes

Commissioner Cooper made the motion seconded by Commissioner Jones to approve the minutes from August 13, 2013. Motion carried.

Public Hearing-None

Old Business-None

Subdivision Review

Marty Marler, 124 East Springfield Road, has requested a resubdivision of Lot A of the Virginia B Curtis Subdivision. He is combining two lots into one. The property is currently zoned C-3. Commissioner Mastin made a motion recommending approval of the plat to the Board of Aldermen. Commissioner Cooper seconded. Motion carried.

New Business

Discussion of recommending changing City Code to allow for conditional use for a day care in a C-4 zoning district.

Helen Neeley, 892 S Service Road, is requesting that her granddaughters, Nicole Thompson and Christy Tucker, be allowed to operate a day care at this location. The property is currently zoned C-4 which does not allow day care as a use.

The Commission discussed the pros and cons of recommending a change to City Code or to possibly change the zoning to C-3, which does allow for this use with a conditional use permit. It was noted that both options would require two public hearings, one for the recommended change and one for the

conditional use permit request. This was discussed at great length. (At 7:50 p.m., Chairman Eaton left meeting and Vice-Chairman Mastin assumed the duties of Chairman). It was the consensus of the Commission that this discussion should be tabled to allow for further review and discussion when a full Commission is present. It would also allow for the applicants to research their options and complete a walk-through by the Building Commissioner. Helen Neeley, Nicole Thompson and Christy Tucker were encouraged to meet with City staff for further review of possible options that may be available to them. Motion made by Commissioner Jones to table this discussion until next month's regular meeting. Motion seconded by Commissioner Cooper. Motion carried.

Annexation Requests

Administrator Hardy advised that a request has been made for annexation by Duella L. Tucker, 415 Edgewood.

Administrator Hardy also informed the Commission that the annexation of 415 Edgewood would allow previous Irrevocable Petition and Consent to Annexations previously signed by Audrey Shetley, 398 Edgewood and Helen Chapman, 389 Edgewood, to be executed. After a brief discussion, Commissioner Cottrell made a motion, seconded by Commissioner Cooper, to recommend annexation of the above three properties to the Board of Aldermen. Motion carried.

Communications and Visitors' Comments

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 7:58 p.m. the meeting was adjourned.