

Planning and Zoning Commission

March 12, 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	Absent
Jarrett Dace	Present
Jim Eaton	Present
Gary Kramer	Present
Alan Mastin	Present
David Jones	Present

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

Approval of Minutes

Commissioner Cooper made the motion seconded by Commissioner Mastin to approve the minutes from December 12, 2012. Motion carried.

Public Hearing

Chairman Eaton opened the public hearing concerning a commission rezoning request for the properties located at 358 E. Springfield, 155 Mary and 151 Mary. The commission is requesting the properties be rezoned from R-1 to C-3. This change is being requested due to the commission changing the zoning from C-1 to R-1 in 2004, this change made all of these addresses non-conforming and therefore they need to be returned to a C-3 zoning. Joseph Marshall and Barbara Brady the owners of 151 Mary were in attendance and voiced concern about the ramifications to their property tax assessment by changing their multi-family residential site to a commercial zoning. There was much discussion explaining that past experience is that Zoning has no impact on assessment, it is the use of the property. It was explained to the owners of 151 Mary that their property was currently non-conforming as multi-family is not allowed in an R-1 zoning and if their apartments were to be destroyed they could not be rebuilt. The possibilities of R-2 vs. C-3 were discussed to make the use conforming again. The owners of 151 Mary then asked if they could have any additional time to consider their options and were told that the City Council would take up the final decision at the 3/19/2013 meeting. With no further public input, the hearing was closed at 7:25 p.m.

Old Business-None

Subdivision Review

Helen Clonts has submitted a minor subdivision for Williams Subdivision. This plat will change 3 lots into five. The property is currently zoned R-1. Commissioner Cooper made a motion seconded by Commissioner Mastin to recommend approval of this plat and forward to the Board of Aldermen with correction of width of Lot D. Motion carried.

RSBR Investments, LLC (Dollar General) has submitted a minor subdivision for Deer Meadows Subdivision Plat 1. This plat will resubdivide lots 2A and 2B into lots 2C and 2D. The property is currently zoned C-4. Commissioner Dace made a motion seconded by Commissioner Kramer to recommend approval of this plat and forward to the Board of Aldermen. Motion carried.

New Business

The Commission discussed the rezoning request for 358 E. Springfield, 155 Mary, and 151 Mary. Commissioner Cooper made a motion seconded by Commissioner Dace to recommend approval and forward to the Board of Aldermen the request to rezone the above properties from R-1 to C-3.

Communications and Visitors' Comments-None

J.T. discussed the public hearing for next meeting to rezone property near the hospital from residential to commercial for Blue Devil, LLC.

Commission's Forum-None

Adjournment

With no further questions or comments, Commissioner Cooper made the motion, seconded by Commissioner Dace to adjourn. The motion carried unanimously. At 7:42 p.m. the meeting was adjourned.