

Planning and Zoning Commission

April 14, 2015

At 7:00 p.m. Commissioner Wessler 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	Present
Jim Eaton	Absent
Gary Kramer	Present
Alan Mastin	Absent
David Jones	Present
Tony Wessler	Present

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

Approval of Minutes

Commissioner Cross made a motion, seconded by Commissioner Jones to approve the minutes from February 24, 2015. Motion carried.

Public Hearing

A public hearing was held to hear citizen input on a request by Helen Clonts to change the zoning for the properties described as Lot 27 Miller Addition and West 268.5 feet of block Two (2) of Winter's View Addition from R-1 to R-2 zoning. This description is more specifically described as 122 Donald, 130 Donald, 140 Donald, 158 Donald, and 320 Taylor Street. Changing the zoning from R-1 to R-2 would allow for multi-family developments. Citizens present for the public hearing were Wes Heidbrier of 401 Taylor Street, Jim Spencer of 441 Grandview, Roy Tiefenbrunn of 630 Grandview, and Charlie Clonts, Jr of 1056 North and South Road for the applicant Helen Clonts. Mr. Heidbrier stated that based on the existing multi-family in their neighborhood he was not in favor of zoning anymore land to R-2. He stated it increases crime and is an eyesore. Mr. Spencer stated that he was against multi-family or rentals of any type as he would prefer this area be single family owner occupied homes. Mr. Tiefenbrunn stated that the current multi-family in the area lacks maintenance and looks poorly. Mr. Clonts stated he wants to rezone the property before having it surveyed. Commissioner Cross made a motion to close the public hearing at 7:08 p.m., seconded by Commissioner Cooper. Motion carried.

Old Business-None

Subdivision Review-None

New Business

Discussion of whether to recommend a change in zoning to the area stated above under the Public Hearing section. Commissioner Cross asked if there was any additional R-2 zoned areas around this lot and was informed by staff that the lots immediately across Oak Street were zoned R-2 currently. Commissioner Wessler asked if the current R-2 area meets the comprehensive plan. Staff answered that it did not and would have to research how and when the change was made. Commissioner Jones asked if the lots in question were contiguous to other R-2. After a short discussion about if a lot is contiguous across a road the majority of the commissioners felt it was contiguous to the R-2 area across the street. Commissioner Jones asked Mr. Clonts his future plans for the site and it was stated possibly duplexes like what is being constructed west of town. Commissioner Wessler stated that Chairman Eaton had spoke with him and that he had an issue in principal of reducing R-1 areas. Commissioner Kramer feels that the zoning should probably not be changed due to neighbors that have a history in the neighborhood bought to live in an R-1 area. Commissioner Cooper felt that based upon the citizen input this issue warranted further consideration. Commissioner Jones said he would like to investigate the issue further. Commissioner Cross stated that he agreed with leaving the area R-1. Commissioner Wessler asked what the pleasure of the board was and Commissioner Kramer made a motion, seconded by Commissioner Jones, to table this matter till the next meeting to allow time for more research by the Commission and for a full board to discuss at that time. Motion carried with Commissioner Cross voting in the negative.

Communications and Visitors' Comments

Commission's Forum

Adjournment

With no further questions or comments, Commissioner Cooper made the motion, seconded by Commissioner Cross to adjourn. The motion carried unanimously. At 7:31 p.m. the meeting was adjourned.