

**PLANNING AND ZONING
MEETING MINUTES
February 23, 2016**

The Planning and Zoning Commission met for their regular meeting on February 23, 2016 at 6:00 p.m. at Marshfield City Hall, 798 S. Marshall in Marshfield, MO.

CALL TO ORDER – Chairman Bill Tierney called the meeting to order at 6:00 p.m. Present were Chairman Bill Tierney, Vice Chair Steve Deckard, Margaret Boone, Mike Weaver, Van Revell, Alderman Rob Foster and Mayor Robert Williams. Absent: Susan McCarver and Larry Stevens.

Staff Present was Building Inspector Britt Hume.

MISSION STATEMENT: Chairman Bill Tierney read the Mission Statement.

ELECT NEW CHAIRMAN AND VICE CHAIRMAN: Margaret Boone made a motion to keep current Chairman Bill Tierney and Vice Chairman Steve Deckard. Steve Deckard seconded the motion. Motion passed with seven ayes. Voting aye: Tierney, Deckard, Boone, Weaver, Revell, Foster, and Williams. Nay: None. Absent: Susan McCarver and Larry Stevens.

MINUTES – Mike Weaver made a motion to approve the minutes of January 26, 2016. Margaret Boone seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Deckard, Boone, Weaver, Revell, Foster and Williams. Nay: None. Absent: Susan McCarver and Larry Stevens.

REZONING REQUESTS:

- **PROPOSED REZONING OF 1240 SPUR DRIVE WEBSTER ELECTRIC COOPERATIVE, INC.**
Curtis Holland, Attorney in fact for Webster Electric Cooperative, Inc. spoke on the rezoning request. Holland presented to the Commission a revised rezoning request for the current “pole yard” portion of the Webster Electric Property. Holland stated the use of the property would stay the same, they would like to bring the property into conformity with the land use plans. Margaret Boone asked if Webster Electric planned to continue to use the property. Holland stated that Webster would continue with its current use of the property. Robert Williams made a motion to recommend approval of the rezoning request to the Board of Aldermen. Mike Weaver seconded the motion. The motion passed with seven ayes.

Voting aye: Tierney, Deckard, Boone, Weaver, Revell, Foster and Williams. Absent: Susan McCarver and Larry Stevens.

PLATS & REPLATS:

- **PRELIMINARY PLAT OF PROPOSED BROOK RUN SUBDIVISION**

Owner: Bryce Wilks

Property owner Bryce Wilks presented to the Commission a revised preliminary plat drawing of Brook Run Subdivision. Discussion was held concerning lots sharing common access to Marshall St. and the future intentions of the common area. Webster County Surveyor Dennis Amsinger explained that the common area would be owned by a Home Owners Association, be a park like setting and serve as a utility easement access. Robert Williams made a motion to approve on the following conditions: that lot 6 be changed to lot 5, no future development or driveway on lot 5, no future development or driveway on the common area, and lots 3 & 4 share a common driveway. Steve Deckard seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Deckard, Boone, Weaver, Revell, Foster and Williams. Nay: None. Absent: Susan McCarver and Larry Stevens.

Steve Deckard questioned whether lot 2 could have a turnaround in the driveway due to a dip in Marshall St. causing poor visibility. Wilks stated that it was possible and safety was a concern of his on this project.

- **REPLAT OF 238 E. Washington St. & 110 N. Fulton St.**

Owners: Wesley & Sharon Snow

Webster County Surveyor Dennis Amsinger presented to the Commission the Replat of lots 1 and 4 of block 5 in Mt. Vernon row of blocks. The Snow's request will section off a portion, where the existing Hair Salon is located, to be sold.

Alderman Foster made a motion to recommend approval of the Replat request to the Board of Aldermen. Steve Deckard seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Deckard, Boone, Weaver, Revell, Foster and Williams. Nay: None. Absent: Susan McCarver and Larry Stevens.

CITY SIGN ORDINANCE REVISION- Commission discussed the current regulations on temporary signs and asked that it be brought back to the next meeting.

DISCUSSION ON STORAGE UNITS IN EXISTING BUILDING- Dale Hartwell spoke to the Commission about using ½ of his current hardware store for climate controlled storage units. Discussion was held concerning the change of use of the building and possibility of costly modifications. Chairman Tierney requested that Mr. Hartwell review the project with the City Building Regulations Department and then the Planning and Zoning Commission would see what needed to be done concerning the zoning of the property.

DISCUSSION ON HIDDEN WATERS VISITORS CENTER CONDITIONAL USE- Chuck Piccard, President of Hidden Waters Park, presented plans for the proposed Visitors Center in an existing house. Mr. Piccard explained the need for the Center and that it would provide washrooms, a reception area, classroom, and expand existing parking. It was made known that the Visitors Center will not become City property but will be owned by a 501.C3. Commission also discussed access to Hubble Drive and the financing of the Visitors Center.

ZONING CODE AMENDMENTS:

- **ZONING CODE AMENDMENT CASE NO. 2014-01 DISCUSSION**
Proposed Amendments to Section 410-110 Parking Requirements – To allow vehicle parking within the designated front yard setback area in all districts.

Steve Deckard presented off street parking requirements from the City of Ozark to be used as a template for the Commission to work from.

DISCUSSION ON COMPREHENSIVE PLAN: Robert Williams introduced to the Commission Van Revell as his new appointment to the Planning and Zoning Commission. Williams updated the Commission on the square improvements which are scheduled to begin after the 4th of July, the water project status and approved funding, Jackson St. resurfacing and sidewalk repairs, the ongoing site selection for the Activity Center, Waste Water Treatment Plant Project status, and the Senior Center which will be breaking ground soon.

FUTURE AGENDA ITEMS: Temporary sign ordinance.

ADJOURN – With no other business before the Commission, Margaret Boone made a motion to adjourn at 7:10 p.m. Rob Foster seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Deckard, Boone, Weaver, Revell, Foster and Williams. Nay: None. Absent: Susan McCarver and Larry Stevens

Minutes taken by: Britt Hume, Building Inspector

Bill Tierney, Chairman

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