

**PLANNING AND ZONING
MEETING MINUTES
May 24, 2016**

The Planning and Zoning Commission met for their regular meeting on May 24, 2016 at 6:00 p.m. at Marshfield City Hall, 798 S. Marshall in Marshfield, MO.

PUBLIC HEARING – A Public Hearing was called to order at 6:00 p.m. upon the application of Dale Hartwell for a Conditional Use. Chairman Bill Tierney asked if anyone wanted to speak for or against the application. With no citizens wishing to speak, the Public Hearing was closed at 6:01 p.m.

CALL TO ORDER – Chairman Bill Tierney called the meeting to order at 6:01 p.m. Present were Chairman Bill Tierney, Vice Chair Steve Deckard, Margaret Boone, Susan McCarver, Larry Stevens, Van Revell, Alderman Rob Foster and Mayor Robert Williams. Absent: Mike Weaver.

Staff Present was Building Inspector Britt Hume. Guests were Webster County Surveyor Dennis Amsinger, Tim Busch and Dale Hartwell.

MISSION STATEMENT – Chairman Bill Tierney read the mission statement.

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

CONDITIONAL USE REQUEST: CONDITIONAL USE REQUEST FOR MINI-STORAGE

UNITS TO BE LOCATED AT 110 E. JACKSON ST.

Van Revell asked which part of the building would still operate as a hardware store. Mr. Hartwell said it would be in the rear of the building. Rob Foster spoke his concerns over the location of the building being in the heart of the City and whether there were any plans being made to improve the building along with the renovations for the mini-storage units. Also asked was if the units were to be climate controlled. Mr. Hartwell stated they would be and said that he wasn't sure if he was going to turn the current hardware store into mini-storage units. Someone else is interested in using the building as a church. Mr. Hartwell was asked if it would be ok with him if the Commission tabled the Conditional Use Request until any future plans were known. Mr. Hartwell said that would be fine. Larry Stevens made a motion to table the Conditional Use Request until

any future plans were known. Margaret Boone seconded the motion. The motion passed with eight ayes. Voting aye: Tierney, Deckard, Boone, McCarver, Stevens, Revell, Foster and Williams. Nay: None. Absent: Mike Weaver.

PLATS & REPLATS: REPLAT OF LOTS 16 & 17, BLOCK 1, SOUTHWEST ADDITION

Tim Busch, part owner of 2TB Holdings, LLC, spoke in behalf of the proposed replat. Mr. Busch explained that an easement has been provided so that the Joyce property won't be landlocked and his intentions to build duplexes on the lots. Rob Foster spoke his concerns on water drainage in the area and what could be done to fix the problem rather than add to it. Discussion was held concerning the type of ground in the area, where runoff currently goes and how the duplex foundations will be constructed on the site. It was noted that water runoff and flooding is a problem in several areas of the City. The Commission discussed possible solutions such as a regional retention pond and drainage channels. Mr. Busch said that he would grade the sites and build the foundations in such a way to keep water away from the buildings. Robert Williams made a motion to recommend approval of the replat to the Board of Aldermen. Margaret Boone seconded the motion. The motion passed with eight ayes. Voting aye: Tierney, Deckard, Boone, McCarver, Stevens, Revell, Foster and Williams. Nay: None. Absent: Mike Weaver.

REPLAT OF LOTS LOCATED AT N. PINE AND HUBBLE DRIVE

Webster County Surveyor Dennis Amsinger spoke in behalf of Billy & Linda Blazer. The Blazers are replatting in order to sell Lot A of the replat. The replat will extend lots B & C. Mr. Amsinger informed the Commission that Lot A on Hubble Drive does have access to Hubble Drive and that there may be another replat of this property in the near future. Rob Foster made a motion to recommend approval of the replat to the Board of Aldermen. Larry Stevens seconded the motion. The motion passed with eight ayes. Voting aye: Tierney, Deckard, Boone, McCarver, Stevens, Revell, Foster and Williams. Nay: None. Absent: Mike Weaver.

CITY SIGN ORDINANCE REVISION: Steve Deckard spoke about his research on other cities' sign ordinances and shared his revision suggestions to the City of Marshfield's current temporary sign ordinance. Mayor Robert Williams asked if the suggested revisions conflicted with the current garage sale sign regulations. Mr. Deckard said that the garage sale sign regulations could be added into the revisions to keep harmony in the code. Mayor Williams stated his concerns over signage that does not require permits and suggested that all signs require permitting and perhaps a fee to offset City costs; with the exception of yard sale signs. The Commission also discussed sign placement at the four way stop, various other sign regulations, lack of manpower to enforce the current code and revising the entire sign ordinance to make it enforceable.

The Commission suggested that Steve Deckard revise his current proposal and bring it back to the next meeting.

ZONING DISTRICTS: Mayor Williams made a motion that the Commission have Aldermen Rob Foster form a presentation, for the next Planning and Zoning meeting, on the zoning district information provided by Van Revell. Margaret Boone seconded the motion. The motion passed with eight ayes. Voting aye: Tierney, Deckard, Boone, McCarver, Stevens, Revell, Foster and Williams. Nay: None. Absent: Mike Weaver.

DISCUSSION ON COMPREHENSIVE PLAN: Mayor Williams updated the Commission on various topics and projects. Mayor Williams stated that Van Revell was continuing to work on his Comprehensive Plan review. The Board of Aldermen have hired a new City Administrator, John Benson from Raytown, MO, whom is to begin employment in June. Mayor Williams announced that the City would be closing on a piece of property, Friday, May 27, for the new Activity Center and that the City has been awarded a GRO grant for economic development by the Community Foundation of the Ozarks. Williams also updated the Commission on square improvements with Phase I starting in July, water upgrades starting in the fall and progress with MO-Dot on a new interchange. Also noted was that the new Senior Center is under construction and the status of sewer upgrades was given.

FUTURE AGENDA ITEMS: Sign ordinance revisions.

ADJOURN – With no other business before the Commission, Steve Deckard made a motion to adjourn at 7:25 p.m. Van Revell seconded the motion. The motion passed with eight ayes. Voting aye: Tierney, Deckard, Boone, McCarver, Stevens, Revell, Foster and Williams. Nay: None. Absent: Mike Weaver.

Minutes taken by: Britt Hume, Building Inspector

Bill Tierney, Chairman