

**PLANNING AND ZONING  
MEETING MINUTES  
June 21, 2016**

The Planning and Zoning Commission met for their regular meeting on June 21, 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 Jason and April Jones for a Conditional Use. Chairman Bill Tierney asked if anyone wanted to speak for or against the application. Jeff Mann, Senior Pastor of CrossBridge Church, expressed his desire to build a church on the property. With no further 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, Margaret Boone, Susan McCarver, Larry Stevens, Van Revell, Alderman Rob Foster and Mayor Robert Williams. Absent: Steve Deckard and Mike Weaver.

Staff Present were City Administrator John Benson and Building Inspector Britt Hume. Guests were Webster County Surveyor Dennis Amsinger, Jason Jones, Bryce Wilks, Jeff Mann and Doug Andrews.

**MISSION STATEMENT** – Chairman Bill Tierney read the mission statement.

**MINUTES** – Margaret Boone made a motion to approve the minutes of May 24, 2016. Larry Stevens seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Boone, McCarver, Stevens, Revell, Foster and Williams. Nay: None. Absent: Steve Deckard and Mike Weaver.

**CONDITIONAL USE REQUEST:** CONDITIONAL USE REQUEST FOR A CHURCH TO BE LOCATED ON A PORTION OF TRISTAN'S ACRES SUBDIVISION.

Rob Foster asked if there was a master plan for the development of the entirety of the Jones' property. Jason Jones stated that he did not have a master plan and intended to cut hay and run beef cattle on the remaining property. Discussion was held with Jeff Mann, Senior Pastor of CrossBridge church, about the possibilities of access's being constructed across onto Banning St. across from Big Bear Court or using the current Banning Court access. The Commission discussed traffic flow at the Banning St. and Hubble Drive intersection and a new church's traffic impact on the intersection. Bill Tierney questioned the N. Buffalo St. alteration shown on the submitted preliminary plat drawings. Dennis Amsinger explained that it was that way on the preliminary plat that

was made for a residential development in 2006 but it had been dropped and never finalized. Jeff Mann stated that CrossBridge church intended to buy the property now and to build a church building in 5 years or so. The Commission then discussed the possibility of the church purchasing the property and then applying for a Conditional Use at a later date after the Banning and Hubble intersection improvements had been made. Doug Andrews stated that the preliminary plat made in 2006 for a residential subdivision would have made a greater impact on the Banning and Hubble Drive intersection than a new church would. Rob Foster stated that an effort should be made to work out conditions for this property with the landowner before the next Planning and Zoning Commission meeting. Rob Foster made a motion to table. Larry Stevens seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Boone, McCarver, Stevens, Revell, Foster and Williams. Nay: None. Absent: Steve Deckard and Mike Weaver.

#### **PLATS & REPLATS: PRELIMINARY PLAT OF TRISTAN'S ACRES**

Dennis Amsinger explained that the plat is contingent on the Conditional Use request being granted. Rob Foster made a motion to table. Larry Stevens seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Boone, McCarver, Stevens, Revell, Foster and Williams. Nay: None. Absent: Steve Deckard and Mike Weaver.

#### **REPLAT OF BROOK RUN SUBDIVISION**

Property owner Bryce Wilks explained that the lots would be extended to the back of the property instead of lot 5 laying behind lots 1-4. Discussion was held about the possibility of dedicating an additional 10' of R.O.W. for future widening of N. Marshall St. Mr. Wilks stated that he was willing to dedicate 10' of R.O.W. on lots 3, 4 & 5 but couldn't do it with lots 1 & 2 due to current construction and the creek restricting the depth of the lots in the rear. Dennis Amsinger mentioned that there are power lines and a natural gas line on that side of the street. Robert Williams made a motion to recommend approval to the Board of Aldermen with the condition that 10' of R.O.W. be dedicated for public use along N. Marshall on lots 3, 4 & 5 of Brook Run Subdivision. Margaret Boone seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Boone, McCarver, Stevens, Revell, Foster and Williams. Nay: None. Absent: Steve Deckard and Mike Weaver.

#### **REPLAT OF LOT 2 OF RADER'S CROSSING**

Dennis Amsinger spoke in behalf of Susan Thomas. Mr. Amsinger explained that the Thomas's were selling the property and wanted to divide the property into two lots to

sell separately. City Administrator John Benson stated that now would be a good time to request additional R.O.W. for the possible future widening of Elm St. Discussion was held if additional R.O.W. was necessary and the current status of the street. Robert Williams made a motion to recommend approval to the Board of Aldermen with the condition that 20' of R.O.W. be dedicated for public use along Elm St. Larry Stevens seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Boone, McCarver, Stevens, Revell, Foster and Williams. Nay: None. Absent: Steve Deckard and Mike Weaver.

**CITY SIGN ORDINANCE REVISION:** With the absence of Steve Deckard, Rob Foster made a motion to table until next meeting. Margaret Boone seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Boone, McCarver, Stevens, Revell, Foster and Williams. Nay: None. Absent: Steve Deckard and Mike Weaver.

**ZONING DISTRICTS:** Rob Foster explained that he wasn't quite ready to make a presentation of the zoning districts that he has been researching and made a motion to table until next meeting. Margaret Boone seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Boone, McCarver, Stevens, Revell, Foster and Williams. Nay: None. Absent: Steve Deckard and Mike Weaver.

**DISCUSSION ON COMPREHENSIVE PLAN:** Mayor Williams introduced to the Commission the new City Administrator, John Benson. Larry Stevens asked if there is a plan for pedestrians crossing Hubble Drive where the new activity center is to be located. Mayor Williams stated that it is too early to tell, the planning hasn't reached that stage. Upon request by Margaret Boone, Mayor Williams updated the Commission on what he knew about the new county jail, although it isn't a city project. Discussion was held on future landscaping around the square.

**FUTURE AGENDA ITEMS:** Tabled items.

**ADJOURN** – With no other business before the Commission, Susan McCarver made a motion to adjourn at 7:01 p.m. Rob Foster seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Boone, McCarver, Stevens, Revell, Foster and Williams. Nay: None. Absent: Steve Deckard and Mike Weaver.

Minutes taken by: Britt Hume, Building Inspector

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Bill Tierney, Chairman

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