

**PLANNING AND ZONING  
MEETING MINUTES  
July 26, 2016**

The Planning and Zoning Commission met for their regular meeting on July 26, 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 6:12 p.m. Present were Chairman Bill Tierney, Vice-Chairman Steve Deckard, Margaret Boone, Mike Weaver, Van Revell and Alderman Rob Foster. Absent: Susan McCarver, Larry Stevens and Mayor Robert Williams.

Staff Present were City Administrator John Benson and Building Inspector Britt Hume. Guests were Webster County Surveyor Dennis Amsinger, Surveyor Don Berry, Robert Boggs, 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 June 21, 2016. Mike Weaver seconded the motion. The motion passed with six ayes. Voting aye: Tierney, Deckard, Boone, Weaver, Revell and Foster. Nay: None. Absent: Susan McCarver, Larry Stevens and Mayor Robert Williams.

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

Jeff Mann, pastor of CrossBridge Church, expressed his church's desire to build at the location and presented a hand sketched conceptual drawing of what the church envisions for the site. Robert Boggs spoke in favor of the church being constructed at the subject location, stating it was God's work. City Administrator John Benson stated the City's concerns about access drives, the future intersection at Banning and CC and that staff recommends church traffic using Banning Court and/or Buffalo Street to access Banning Street. Mr. Benson also stated the City was in the process of hiring an engineer to redesign the Banning and CC intersection. Rob Foster made a motion to approve the Conditional Use Request with the following conditions: 1) prior to issuance of a building permit by the City, a final site development plan for the property shall be submitted by the property owner for review and approval by the Planning and Zoning Commission and Board of Aldermen. 2) Access to the property shall be from the street along the west side of the property and/or from Buffalo St. along the east edge of the property. No access to or from the property shall be allowed directly from Banning St.

Margaret Boone seconded the motion. The Commission discussed sight distances, additional right-of-way and using Banning Court to access Banning St. Van Revell questioned current church membership numbers and the length of time before building. The motion passed with five ayes. Voting aye: Tierney, Boone, Weaver, Revell and Rob Foster. Nay: Steve Deckard. Absent: Susan McCarver, Larry Stevens and Mayor Robert Williams.

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

Dennis Amsinger spoke on behalf of Jason & April Jones explaining that the approximately eight acre tract would be used for the building site of CrossBridge Church. City Administrator John Benson stated that staff recommends that thirty feet of right-of-way be dedicated adjacent to Banning Court on the west side of the property and additional right-of-way be dedicated on the east side of the property for the future intersection of Banning Highway CC. The east portion being the triangle of land formed between realigned Buffalo St. as shown on the 2006 preliminary plat of Crossroads subdivision, the current Buffalo St. location and Banning St. After discussion, Rob Foster made a motion to approve with the conditions that thirty feet of right-of-way be dedicated on Banning Court and on the east side of the property forming a triangle between Buffalo St., Banning St. and the stream bed. Mike Weaver seconded the motion. Steve Deckard asked what would happen to the unused portion of right-of-way after the intersection is built at Banning and CC highway. John Benson replied that the City would have to vacate the unused portion and it would return to the property owner. Discussion was held concerning right-of-way use and maintenance, and where the western right-of-way line should be located on the proposed dedicated eastern portion. Rob Foster amended his prior motion for approval to the following conditions: 1) Dedication of 30-feet of street right-of-way along the west property line so as to create a future 60-foot wide street right-of-way with the adjoining property to the west. 2) Dedication of street right-of-way from the west edge of the proposed realigned Buffalo Street right-of-way as indicated on the previously proposed preliminary plat of Crossroads subdivision and extending east to the existing right-of-way of Buffalo Street. 3) Any unused portion of right-of-way after intersection redesign and construction would be vacated by the City and returned to the property owner. Mike Weaver seconded the amended motion. The motion passed with six ayes. Voting aye: Tierney, Deckard, Boone, Weaver, Revell and Foster. Voting nay: None. Absent: Susan McCarver, Larry Stevens and Mayor Robert Williams.

### **REPLAT OF 1101 Spur Drive**

Don Berry spoke in behalf of Bear State Bank explaining that they were dividing the current property into 3 different lots. Steve Deckard questioned the storm water detention pond ownership and future ownership. Mr. Berry stated that the detention pond has storm water easements. Discussion was held as to who was responsible for maintenance of the detention pond, Spur Drive access, and storm water flow across the

proposed lots. The Commission decided to have Mr. Berry bring back revised replat drawings to the next meeting.

#### REPLAT OF BLOCK 1 MISSOURI ROW & BLOCK 6 PROSPECT ROW

Dennis Amsinger explained Webster County's new jail site and the need for the combining of the two blocks. Mr. Amsinger stated that St. Charles Street is currently in the process of being vacated between Crittenden St. and Fulton St. and the city sewer main would be rerouted around the block. All other utilities have been rerouted. Discussion was held concerning the new jail layout, drives and parking. The Commission also discussed traffic on Price Drive, if additional right-of-way was needed, and the possibility of rerouting the current storm water pipes. Rob Foster made a motion to recommend approval to the Board of Aldermen. Steve Deckard seconded the motion. The motion passed with six ayes. Voting aye: Tierney, Deckard, Boone, Weaver, Revell and Foster. Voting nay: None. Absent: Susan McCarver, Larry Stevens and Mayor Robert Williams.

**CITY SIGN ORDINANCE REVISION:** Steve Deckard presented proposed revisions to the sign ordinance. Discussion was held on display periods, sign types, real estate signs and off premise business signs. Rob Foster made a motion to refer the proposed revisions to City staff for review. Mike Weaver seconded the motion. The motion passed with six ayes. Voting aye: Tierney, Deckard, Boone, Weaver, Revell and Foster. Voting nay: None. Absent: Susan McCarver, Larry Stevens and Mayor Robert Williams.

**ZONING DISTRICTS:** Rob Foster explained to the Commission that after his conversation with City Administrator John Benson, the development of new zoning districts needed to take place after updating the Comprehensive Plan.

**DISCUSSION ON COMPREHENSIVE PLAN:** John Benson stated he is currently reviewing the Comprehensive Plan and looking into funding for its development. Bill Tierney made a motion for the Board of Aldermen to seek funding for the development of a new Comprehensive Plan. Steve Deckard seconded the motion. The motion passed with six ayes. Voting aye: Tierney, Deckard, Boone, Weaver, Revell and Foster. Voting nay: None. Absent: Susan McCarver, Larry Stevens and Mayor Robert Williams.

**FUTURE AGENDA ITEMS:** Replat of 1101 Spur Drive – Bear State Bank.

**ADJOURN** – With no other business before the Commission, Mike Weaver made a motion to adjourn at 7:48 p.m. Margaret Boone seconded the motion. The motion passed with six ayes. Voting aye: Tierney, Deckard, Boone, Weaver, Revell and Foster. Voting nay: None. Absent: Susan McCarver, Larry Stevens and Mayor Robert Williams.

Minutes taken by: Britt Hume, Building Inspector

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Bill Tierney, Chairman

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