

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

The Planning and Zoning Commission met for their regular meeting on April 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 6:00 p.m. Present were Chairman Bill Tierney, Vice Chair Steve Deckard, Margaret Boone, Susan McCarver, Van Revell, Alderman Rob Foster and Mayor Robert Williams. Absent: Mike Weaver.

Staff Present was Building Inspector Britt Hume.

MISSION STATEMENT – Chairman Bill Tierney read the mission statement.

MINUTES – Margaret Boone made a motion to approve the minutes of March 22, 2016. Susan McCarver seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Deckard, Boone, McCarver, Revell, Foster and Williams. Nay: None. Absent: Mike Weaver.

PLATS & REPLATS: FINAL PLAT OF PROPOSED BROOK RUN SUBDIVISION
OWNER – BRYCE WILKS

Webster County Surveyor Dennis Amsinger presented to the Commission the Final Plat of the proposed Brook Run Subdivision stating that all the conditions required by the Planning & Zoning Commission of the Preliminary Plat in the February 23, 2016, meeting had been met. Mr. Amsinger said the common area on the Preliminary Plat was eliminated and made a part of lot 5. Steve Deckard made a motion to recommend the approval of the Final Plat of Brook Run Subdivision to the Board of Aldermen. Margaret Boone seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Deckard, Boone, McCarver, Revell, Foster and Williams. Nay: None. Absent: Mike Weaver.

DISCUSSION ON DEVELOPMENT OF PROPERTY LOCATED AT W. MCVAY & S.

BUFFALO – Tim Busch, owner of a piece of property located at the end of S. Buffalo St., presented to the Commission a hand sketched drawing of the re-plat he is considering having done so that he can build duplexes on the property. He presented in his drawing a 20' easement that would provide access to a landlocked lot belonging to Phil Joyce. Phil Joyce said that a 15' easement would be fine with him. Mr. Busch stated that he would like to face the duplexes south and he asked if he went forward with the surveying process, did the plan seem satisfactory to the Commission. The

Commission had no further questions and Chairman Tierney said that it appeared satisfactory at this point. Neighboring property owner Connie Newton, spoke in opposition of building duplexes on the empty lot because of traffic and water drainage issues. Discussion was held on the possible future development of surrounding properties, feasibility of platted W. McVay being built, and that any water drainage issues would be considered when the building plans are submitted.

DISCUSSION ON CITY SIGN ORDINANCE REVISION: Steve Deckard spoke about his research on other cities sign ordinances. Discussion was held concerning temporary signs, the permitting of temporary signs, sign locations, the need for more definitions in the sign ordinance and the need to revise the sign ordinance to make it more enforceable.

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.

Mayor Robert Williams suggested that the parking ordinance be addressed after establishing new zoning districts. Van Revell shared with the Commission research and concerns pertaining to the parking ordinance. Discussed was temporary RV parking, and the need for landscaping islands in parking lots.

DISCUSSION ON COMPREHENSIVE PLAN: Van Revell discussed his findings after researching the City of Ozark, Lebanon and Springfield's zoning districts. He stated the possible need for mobile home and historic districts. Discussed was the need for establishing new zoning district definitions and the possibility of hiring a City Planner, qualified person or subcommittee to assist in establishing the needed districts. Commission decided to review zoning research supplied by Van Revell and bring back questions to the next meeting. Phil Joyce questioned how the new zoning districts would affect the current zoning. Chairman Bill Tierney answered that the current zoning would be grandfathered in unless an area was rezoned. Commission discussed the current Comprehensive Plan. Bill Tierney made a motion to recommend that the Board of Aldermen hire someone to work on the City's current Comprehensive Plan. Margaret Boone seconded the motion. The motion passed with seven ayes. Voting aye: Tierney, Deckard, Boone, McCarver, Revell, Foster and Williams. Nay: None. Absent: Mike Weaver.

FUTURE AGENDA ITEMS: Temporary sign ordinance, new zoning districts.

ADJOURN – With no other business before the Commission, Margaret Boone made a motion to adjourn at 7:06 p.m. Steve Deckard seconded the motion. The motion

passed with seven ayes. Voting aye: Tierney, Deckard, Boone, McCarver, Revell, Foster and Williams. Nay: None. Absent: Mike Weaver.

Minutes taken by: Britt Hume, Building Inspector

Bill Tierney, Chairman

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