

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, June 15th, 2021

Presiding: Don Brown, Chairperson

Commission Members Present: Russell Schmidt, Lister Florence Jr., Janece Martin, Kevin Crider, Monte Shields

Commission Members Absent: Robert Anderson, Steven Shields, Walte Bowe

City Officials in Attendance: Tom Coots, *City Planner*, Madelyn Brown, *Administrative Assistant*, Jody Eberly, *City Council*

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, May 11th, 2021. **Chairperson Don Brown approved the minutes as printed and distributed.**

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. SUB21-02, Deer Crossing East V: A request for a minor subdivision to create two lots located at 511 Christy Drive. **This request was approved by City Council on June 7th, 2021.**

2. SUB21-03, Jared + Jared Designs, Plat No. 1: A request for a minor subdivision to create two lots located at 810 Soest Road. **This request was approved by City Council on May 17th, 2021.**

III. PUBLIC HEARING:

1. ZON21-02, City of Rolla: Rezoning property addressed as 2141 Old St. James Road and 2301 McCutchen Drive from the M-1, Light Manufacturing District, and M-2, Heavy Manufacturing District, to the G-I Government and Institutional District.

Coots explained that the Rolla Public Works Department plans to build a building located at 2301 McCutchen, which is zoned M-2 with the fleet maintenance building already existing. 2141 Old Saint James Rd is zoned M-1 and it houses the recycling center. The other property is a community garden. It is a good policy for the city to rezone properties owned by the city to the GI district.

Lister Florence Jr. asks if **Coots** has had any feedback from neighbors and residents surrounding the property. **Coots** confirmed that he had not. **Brown** opens the public hearing. Since no one wishes to speak the issue, **Brown** closes the public hearing.

A motion was made by Russell Schmidt seconded by Monte Shields to recommend approval to rezone the property addressed as 2141 Old St. James Road and 2301 McCutchen Drive from the M-1, Light Manufacturing District, and M-2, Heavy Manufacturing District, to the G-I Government and Institutional District. A roll call vote on the motion showed the following: Ayes: Crider, Florence Jr., Martin, Schmidt, Monte Shields, Steven Shields. Nays: None. Absent: Anderson, Bowe. The motion passes.

2. Schuman/Ber Juan Neighborhood Plan: Resolution to adopt the plan as an element of the Comprehensive Plan and recommended adoption by City Council.

Chairperson Don Brown calls for a motion to hold the election of a temporary secretary since Secretary Bob Anderson was absent and the alternate secretary, Walte Bowe was absent. Janece Martin volunteered to fill in for them as a temporary secretary. A motion was made by Martin, seconded by Steven Shields. A voice vote was held with no Nays. The motion was approved.

Coots goes over details in the Schuman/Ber Juan Neighborhood Plan. He explains some of the changes that have occurred since the kickoff in 2019 and how COVID-19 pandemic has stunted some of the face to face meetings that were planned with the community and members of the neighborhood, however, he has found ways to spread and receive information about the plan virtually and has been able to communicate that way. Some feedback was received and has been incorporated into the plan when possible.

Schmidt highlights the park area where 4 story apartments would be allowed. He expresses his concern for parking issues and asks Coots how he will address that issue. Coots explains that the parking is a big issue that may require a lot more discussion to fully address. The plan discusses some options such as parking lots and alley parking. A big part of the problem appears to be students who do not live in the area parking on the streets to avoid buying permits from the university. There may be a need to re-evaluate the parking requirements in this area to not require parking if there is less need for parking due to close proximity to the campus, options for biking or using ride sharing, and the potential for a bus system. In the future, it may not be necessary for there to be any parking requirements.

Schmidt said that it sounds like we are just booting the problem down the road and further creating another problem in the future. He is concerned about the quality of life declining in this area due to more extensive housing and less parking spaces available. Coots explains that the goal is to improve the quality of life. The plan outlines many changes that would impact how the area is designed, especially in the areas west of the railroad tracks. Ideally, the area will be transformed into something that is much more walkable and liveable. The result will be a lot more urban, but would still preserve landscaping along the streets. Schmidt was uncomfortable with some provisions and ideas, but would not oppose the approval of the plan.

A motion was made by Russell Schmidt seconded by Janece Martin to recommend approval for the resolution to adopt the plan as an element of the Comprehensive Plan and recommend adoption by City Council. Nays: None. Absent: Anderson, Bowe. The motion passes.

- | | | |
|------|---|------|
| IV. | NEW BUSINESS: | NONE |
| V. | OLD BUSINESS: | NONE |
| VII. | OTHER BUSINESS / REPORTS FROM COMMITTEE OR STAFF: | NONE |
| VII. | CITIZEN COMMENTS: | NONE |

Meeting adjourned: 6:15 p.m.

Minutes prepared by: Madelyn Brown

NEXT MEETING:

July 13th, 2021