

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, NOVEMBER 14, 2023

Presiding: Russell Schmidt, Chairperson

Commission Members Present: Robert Anderson, Nathan Chirban, Monty Jordan, Janece Martin, Monte Shields, Don Morris

Commission Members Absent: Kevin Crider, Steve Davis

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, October 10, 2023. **Chairperson Russell Schmidt approved the minutes as printed and distributed.**

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. **ZON23-07:** Rezoning 726 Salem Ave from the R-1, Suburban Residential district to the C-2, General Commercial District.

III. NEW BUSINESS: **NONE**

IV. PUBLIC HEARING:

1. **SUB23-05:** Vacation of a utility easement at property addressed as 610 E 10th Street and a vacation of the alley between 10th, 11th, Maple and Iowa Streets.

Coots presents the staff report.

Schmidt asks if the property goes to the adjacent landowners if the alley is vacated **Coots** states that once it is vacated the owners would have 6 extra feet.

Martin asks **Coots** what is the objection of the one person you have heard back from? **Coots** responds that the persons preference is for the alley to be completed and built all the way across. This would make it easier to get in and out of their property without having to back out.

Schmidt on the east side do we need to make some kind of arrangement so they have access from Iowa and how many lots use it for access? **Coots** responds that there are 4 lots using the alley access. If vacated, an access easement is proposed to provide access.

Martin right now the driveway they are using that goes along the alleyway turns and goes out to 10th Street? **Coots** states yes, the public may not be using it but you could physically drive the alley and turn to exit on 10th Street.

Morris why are we considering vacating all of the lots when we only need to vacate the alley between four of the lots? **Coots** rather than doing just a piece of the alley we would like to see if we can vacate the whole alley at once. **Morris** would the homeowners still have access to their property from the back side? **Coots** states yes.

Schmidt opens the public hearing.

David Hoffman, residing at 1008 Iowa Street, owns 606 East 11th Street. States that he uses the alleyway frequently and would like the complete length of it to be cleared and usable.

The Commission members discuss the accessibility of the alleyway.

Schmidt closes the public hearing.

Following some discussion **Schmidt** entertains a motion for a roll call vote.

A motion was made by Don Morris, seconded by Monte Shields, to recommend the vacation of the alley through Lots 5, 6, 7 & 8 and also to vacate the utility easement at the property addressed as 610 East 10th Street. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Jordan, Martin, Morris, and Shields. Nays: None. Absent: Crider and Davis. The motion passes.

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| V. | OLD BUSINESS: | NONE |
| VIII. | OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF: | NONE |
| IX. | CITIZEN COMMENTS: | NONE |

Meeting adjourned: 5:58 p.m.
Minutes prepared by: Cindy Brown

NEXT MEETING: Tuesday, December 12, 2023