

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, NOVEMBER 15, 2022

Presiding: Don Brown, Chairperson

Commission Members Present: Robert Anderson, Monty Jordan, Janece Martin, Russell Schmidt, Kevin Crider, Nathan Chirban

Commission Members Absent: Monte Shields

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, October 11, 2022. **Chairperson Don Brown approved the minutes as printed and distributed.**

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. **SUB22-08 – Frueh Addition:** A Minor Subdivision to combine two residential lots at 3 Lewis Lane.
2. **VAC22-03 – Vacation of Alley:** Vacation of a portion of the alley between 10th, 11th, Cedar, and Maple Streets.

III. OLD BUSINESS: NONE

IV. NEW BUSINESS: NONE

V. PUBLIC HEARING:

1. **ZON22-04:** Rezoning from the R-R, Rural Residential district to the C-3, Highway Commercial district at property addressed as 821 Hwy O; SE corner of Hwy O/Lions Club Dr

Tom Coots presents the staff report. **Brown** mentioned there is residential property adjacent to RMU's office at 811 Highway O. **Nathan Chirban** asks if the proposed warehouse will be used only for storage. **Coots** states it would be best to let the applicant answer.

Brown opens the public hearing.

Doug Lane, at 102 Maple Avenue in Licking, is the CEO of Intercounty Electric. He states there will be about 15 employees but will all work in the field, and the proposed warehouse will only be used for storage. They plan to leave a 300 foot buffer between the project and Highway O as well as plan for landscaping.

There is only one proposed entrance off Lions Club Drive to minimize traffic concerns for the adjacent neighborhood. On peak days, the traffic flow will be about 125 residential vehicles. The applicant intends to leave at least a 50 foot buffer from the south side of the property near Huntleigh Drive.

Lane states all lighting will be faced away from the existing neighborhood and there will be no construction work going on in the warehouse so little to no noise will be made. If they needed to expand, he states they would extend westward and not south toward the neighborhood.

Russell Schmidt asks why this location was chosen for the warehouse and pole yard. **Lane** states that area of the property is fairly level. **Schmidt** asks if those buildings can be moved north to be further from Huntleigh Drive. **Lane** mentions it could be possible. **Janece Martin** asks about the proposed fence. **Lane** states it is a privacy fence that will be 6 ½ feet tall. He mentions there will be little noise coming from the site, except for the trucks loading up in the mornings for about 30 to 40 minutes.

Brown mentions there is a hill between the proposed storage yard and the houses on Huntleigh Drive. **Lane** states the proposed fence will be placed where the hill begins, and have no intention of removing the existing trees and landscaping.

Amber Garcia, located at 1505 Huntleigh Drive, presents a letter to the Commission. It states concerns about the noise and for the wildlife in the area. She comments that the line of trees mentioned earlier are not fully developed.

John Boeringa, is located at 1417 Huntleigh Drive. He states he purchased his house because of the surrounding residential areas. He comments if the property gets rezoned and Intercounty does not need the property, he is concerned for what now can go into a commercially zoned property next door. He expressed concerns about the noise and seeing a warehouse area.

Melissa Dillon, located at 1423 Huntleigh, states she is working on a protest petition. She mentions the second story rooms of her house would see over the fence and be exposed to the lights.

David Reynolds, located at 1511 Huntleigh, spoke in opposition to the rezoning. He mentioned concerns with environmental issues.

Mack Henley, is located at 1416 Huntleigh. He states that the Commission voted down this case three years ago. He comments that the projected amount of traffic flow will be loud in their quiet neighborhood. He is concerned about what the property could be used for if rezoned and not used by Intercounty.

Bryce Crowley, located at 1510 Huntleigh, states the previous body voted against this rezoning. He expresses concern about a heavy commercial zone affecting the property values of the neighborhood. He mentions that Mr. Woessner has commercial properties for sale at other locations.

Rob Cummings, located at 1414 Huntleigh, spoke in opposition to the rezoning. He mentioned traffic and noise concerns.

Becky Hoffman is located at 1422 Huntleigh. She expresses concern about the traffic flow with young drivers.

Brown closes the public hearing.

Chirban asks if anything has changed since the last application for the Commission to take into consideration. **Coots** states he is unsure, but the applicant could provide that information.

Brown asks what could be developed on the lot. **Coots** states a developer would have to get access to public sewer. In general, lots adjacent to arterial roads can have an amount of commercial use make sense. A residential subdivision would fit with the area and be about the limits of the expected use of this lot. **Brown** asks if the City had plans to extend Iverness road to meet Lions Club Drive. **Coots** says the City would not build the road, but a developer could extend the road to give Huntleigh Drive another point of egress/ingress.

Schmidt asks if the Commission can make a condition to keep the south side of the lot residential. **Coots** confirms this and states 150 feet would be the minimum length that would allow for a row of residential lots. **Schmidt** asks if this would still be enough area for the applicant. **Lane** comments it would be close, but it might be possible. **Schmidt** comments this would help move lighting and noise issues away from the neighborhood.

Chirban asks if there was a precedent for a C-3 zoning being adjacent to R-1. **Coots** confirms this occurs all over town. He states with proper screening and landscaping the two zones can fit together. The applicant is proposing a greater buffer than what the code requires.

Lane mentions they purchase transformers with environmentally friendly oil. **Schmidt** asks if Intercounty sells their properties. **Lane** states once Intercounty purchases a property, they do not sell. **Schmidt** asks about keeping a portion of the lot residential. **Lane** confirms it could be possible.

Chirban expresses concern with the applicant not needing the property once it has been rezoned and now being open to a C-3 development adjacent to this neighborhood. **Coots** confirms if the property is rezoned and the applicant does not get the property, it could be sold to anyone for any use that is allowed in the C-3 district.

A motion was made by Russell Schmidt, seconded by Monty Jordan, to add a condition that the south side of the lot be kept as R-R from 150 feet of the south property line. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Jordan, Martin, and Schmidt. Nays: None. The motion passes unanimously.

A motion was made by Monty Jordan, seconded by Robert Anderson, to recommend approval to the City Council to rezone the subject property from R-R to C-3 with the condition that the southern 150 feet stays zoned R-R. A roll call vote on the motion showed the following: Ayes: Anderson and Schmidt. Nays: Chirban, Crider, Jordan, and Martin. The motion does not pass.

A motion was made by Monty Jordan, seconded by Kevin Crider, to recommend denial to the City Council to rezone the subject property from R-R to C-3. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Jordan, and Martin. Nays: Anderson and Schmidt. The motion passes.

2. **PUD22-01:** Rezoning from the R-2, Two-family district; C-1, Neighborhood Commercial district; and M-1, Light Manufacturing district to a PUD, Planned Unit Development district at properties addressed as 1000 and 1006 N Oak St; and 204-208 E 11th St, Final Development Plan review, and associated Final Plat

Coots presents the staff report. **Brown** asks about the current buildings on the lot. **Coots** states the houses will be demolished and the storage building will be remodeled.

Brown opens the public hearing.

Cameron Schweiss, with Archer Elgin, presents the project. **Chirban** asks about outreach to the public for this type of development. **Coots** states letters were sent out to property owners within 300 feet, a sign was posted on site, and an ad was published in the newspaper.

Brown closes the public hearing.

A motion was made by Nathan Chirban, seconded by Russell Schmidt, to recommend approval to the City Council to rezone the subject property from R-2, C-1 and M-1, to a PUD, planned Unit Development. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Jordan, Martin, and Schmidt. Nays: None. The motion passes unanimously.

3. **PUD22-02:** PUD, Planned Unit Development Preliminary Development Plan review for a potential development at property addressed as 550 and 650 Joan Dr.; west of Blue's Lake Parkway on Bridge School Rd

Coots presents the staff report. **Anderson** asks about the site having gravel. **Coots** states at bare minimum the space between Bridge School Road and the property line has to be paved. The rest of the site is proposed to be gravel, but the Commission could make a condition to change that.

Brown asks about access. **Coots** states there are two driveways off Bridge School Road. **Schmidt** asks if the lots were hooked up to City utilities. **Coots** confirms this. **Schmidt** asks about the sidewalk around Blues Lake. **Coots** confirms the public aren't prevented from using

the sidewalk. **Chirban** expresses concern about the gravel spilling onto the roadway. **Coots** may be appropriate to extend the length of pavement into the site.

Brown asks if Joann Drive will be vacated. **Coots** confirms this, but it will need to be a separate application.

Brown asks if the Fire Department or Environmental Services had any issues. **Coots** comments those departments were comfortable with the gravel roads, but fire hydrants would need to be added. **Chirban** asks if the code prohibits large recreational vehicles. **Coots** states it would be best for the applicant to answer.

Brown comments that the project comes close to Columbia College's back parking lot, and asks if a buffer is required. **Coots** states there is no buffer required since it is adjacent to another commercial lot, but the Commission could impose one. **Chirban** asks if any surrounding properties reached out in concern. **Coots** says only Royal Canin reached out with questions.

Brown asks if the pull in sites are allowed right up to the lot line. **Coots** states there is nothing that prohibits this, but conditions could be imposed.

Brown opens the public hearing.

Jaden Gurney, located in Utah, is the developer and summarizes his project. He states the staff would clean off Bridge School Road, and that the gravel would not be an issue. He is willing to extend pavement further into the site, but would still want a majority of the site to be gravel. He mentions the sites would be 30 feet wide and the roads would be wide enough for emergency vehicles. The site itself has two entrances and exits and multiple amenities and recreational places.

Brown asks if each site will have utilities. **Gurney** confirms this. **Brown** asks about lighting. **Gurney** states he intends to have adequate lighting throughout the park. **Chirban** asks if the amenities provided will be open to the public. **Gurney** states these will only be open to park guests for liability reasons.

Chirban asks about the code having a maximum length for the recreational vehicles. **Gurney** states he is unsure about the length of the vehicles themselves, but the length of stay is only 7 days, and he is proposing that to be changed to 6 months.

Brown closes the public hearing.

Coots clarifies the code concern brought up by Chirban. He states the code being referenced mentions the definition for a travel trailer can be no longer than 42 feet. He comments this is not relevant to this case.

A motion was made by Russell Schmidt, seconded by Monty Jordan, to approve the preliminary development plan at 550 and 650 Joan Drive off Bridge School Road. A roll call vote on the motion showed the following: Ayes: Anderson, Chirban, Crider, Jordan, Martin, and Schmidt. Nays: None. The motion passes unanimously.

VI. OTHER BUSINESS / REPORTS FROM COMMITTEE OR STAFF:

- 1. Update on Zoning Code Rewrite: Presentation of proposed Zoning Map and public outreach**
- 2. Don Brown announces his retirement from the Commission after 18 years of service.**

VII. CITIZEN COMMENTS:

NONE

**Meeting adjourned: 7:56 p.m.
Minutes prepared by: Sarah West**

NEXT MEETING:

Tuesday, December 13, 2022