

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, APRIL 11, 2023

Presiding: Russell Schmidt, Chairperson

Commission Members Present: Robert Anderson, Monty Jordan, Janece Martin, Steve Davis, Nathan Chirban, Monte Shields

Commission Members Absent: Kevin Crider

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, March 14, 2023. **Chairperson Russell Schmidt approved the minutes as printed and distributed.**

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. **ZON22-05:** Rezoning of 1203 S Bishop from the C-2, General Retail district to the C-3, Highway Commercial district
2. **ZON23-01:** Rezoning of 1708 Ashwood Dr from the R-1, Single-family district to the R-2, Two-family district
3. **ZON23-02:** Rezoning of 605 W 7th and 605/607 N State from the C-2, General Retail district to the C-3, Highway Commercial district
4. **ANX23-01:** Annexation into the corporate limits of the City of Rolla and assigning a zoning of C-2, General Retail
5. **SUB23-01:** Final Plat of RCP Plat No. 2, a minor subdivision to reorganize 3 commercial lots and create 1 additional lot at 2339, 2409, and 2419 N Bishop

III. NEW BUSINESS: NONE

IV. PUBLIC HEARING: NONE

V. OLD BUSINESS:

1. **TXT22-03:** Re-adoption and revisions to Chapter 42 (Planning and Zoning) of the City of Rolla Ordinances for a complete overhaul of the zoning and subdivision codes; Re-adoption of the Zoning Map with necessary revisions for corrections and to account for changes to the zoning codes and zoning districts; and Amendments

to sections pertaining to land use and zoning in Chapters 15, 20, 28, 29, 39, 40, and 41 of the City of Rolla Ordinances

Coots presents the changes to the current zoning code draft and zoning map.

Martin asks if Phelps County and the City will reassess every property that gets rezoned, since land owners believe that their property values would change. **Coots** states that the assessors do not consider zoning when calculating the property value, but examine the land use.

Martin asks why citizens are under the impression that the rezoning will decrease property values. **Coots** is unsure.

Chirban comments that land owners are concerned the use of the property will decrease, which will result in a less amount of money from a potential development. This will not decrease the taxable value of the property itself, but what a person is willing to pay based upon what can be developed.

Schmidt opens the public hearing.

Josh Ratliff, residing at 11515 Quartz Lake Drive, states the new zoning code will be beneficial for many properties. He spoke in support of the proposed zoning code, stating it simplified many aspects that were too complicated before. He states that Rolla needs to move forward.

Dane Crutcher, residing at 1296 Highway O, is concerned about citizens being restricted to speak to changes only in their immediate areas, and not Rolla as a whole. He comments that many properties will be losing developable land by the new enlarged setbacks. He spoke in opposition to the rezoning of his property and the proposed zoning code.

Greg Hanson, residing at 203 N Olive, expresses concern about the proposed changes. He states the rezoning would affect the property value if he wished to sell, if his currently zoned C-1 were changed to U-R. However, the latest zoning map does not propose changing his zoning.

Kathy Cochran, residing at 607 East 12th Street, expresses concern about the rezoning lowering property values. She spoke in opposition to the setbacks in the alleyways.

Dale Wands, residing at 606 Penny Lane, asks if the C-3 zoning is proposed to be eliminated. **Schmidt** confirms this. **Wands** comments that the classification of homeless shelters was voted on by City Council to be prohibited in the C-2 district. He expresses concern about where this use is allowed now, since the C-3 district is being consolidated into C-2.

Carson Plasse, residing at 1209 Iowa Street, asks if there is a plan to pave the alleyways. **Schmidt** mentions that nothing in the proposed zoning code deals with the city planning to pave alleys. **Plasse** states he is against the proposed rezoning if there is a setback from an alley.

Denzil Radford, residing 15101 County Road 8050, spoke in support of the proposed code changes.

Dane Crutcher asks if it is possible to obtain a variance under the current code. **Radford** confirms this.

Schmidt closes the public hearing.

Jordan asks if, in the U-R district, the 20 foot setbacks are only applied for uses other than Single-Family Dwellings. **Coots** confirms this. He states this is to encourage parking in the alley opposed to parking on the street. **Jordan** asks if this only applies to new developments, not existing. **Coots** confirms this.

Chirban asks about the NAICS definitions. **Coots** explained about how the draft has been revised to use broad categories for commercial and industrial uses, rather than using the definitions in the NAICS book.

Chirban asks about the outdoor storage space that is proposed to be changed. **Coots** explained that the Outdoor Use is a way to help differentiate commercial uses. Indoor uses would be allowed in any commercial district, but outdoor uses would be restricted to certain locations or require special approvals.

To give Commission members time to consider the changes, the discussion has been tabled to the May 9 meeting.

VI. OTHER BUSINESS / REPORTS FROM COMMITTEE OR STAFF: NONE

VII. CITIZEN COMMENTS: NONE

Meeting adjourned: 6:17 p.m.

Minutes prepared by: Sarah West

NEXT MEETING:

Tuesday, May 9, 2023