

**MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, FEBRUARY 13, 2024**

Presiding: Russell Schmidt, Chairperson

Commission Members Present: Nathan Chirban, Kevin Crider, Monty Jordan, Janece Martin, Monte Shields, Don Morris

Commission Members Absent: Robert Anderson, Steve Davis

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

II. ELECTIONS:

1. Election of Chairman:

A motion was made by Monte Shields to nominate Russell Schmidt, seconded by Don Morris. Motion passed unanimously.

2. Election of Secretary/Vice-Chairman:

A motion was made by Janece Martin to nominate Monty Jordan, seconded by Monte Shields. Motion passed unanimously.

III. REPORT ON RECENT CITY COUNCIL ACTIONS:

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.

IV. NEW BUSINESS: **NONE**

V. PUBLIC HEARING:

1. **PUD24-01:** Rezoning to apply a Planned Unit Development overlay to property zoned C-2, General Commercial for a mixed-use redevelopment at 127 H-J Drive.

Coots presents the staff report.

Schmidt asks who is responsible for connecting the property to Gale Street. **Coots** states it is the applicants responsibility.

Schmidt asks if the applicant needs to file anything with the city in order to connect to Gale Street? **Coots** states that the applicant would only need to submit construction plans to the Public Works Department.

Schmidt asks if this would affect the access of the residence to the north of the property? **Coots** states that it will actually improve their access.

Chirban asks Coots to give more of an explanation on the north property line adjustment. **Coots** states with our new zoning code it is administrative. Basically it's an exhibit that shows where we are moving the lot line to and we will record deeds with the changes.

Schmidt opens the public hearing.

Todd Selman, residing at 16895 Lakeside Drive, Newburg, Missouri. States that he works for the Patel family. His company Edge Research Development designed the plans to turn this hotel into apartments. Mr. Selman explains his plans to the Commission.

Schmidt closes the public hearing.

Chirban asks if there is enough parking to ensure that guests wouldn't be parking on public streets or other business parking lots. **Coots** states that the plan shows at least 1 space per unit, so each unit can have a car, and the applicant owns the property to the north, so if they find that they need more parking they will build more parking.

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 approval of the PUD with the conditions that the north property line be adjusted by Lot Line Adjustment, or adequate cross-access/parking/easement be provided for the parking to cross the plotted line. A roll call vote on the motion showed the following: Ayes: Chirban, Crider, Jordan, Martin, Morris, and Shields. Nays: None. Absent: Anderson and Davis. The motion passes.

V. OLD BUSINESS: NONE

VIII. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF:

1. Presentation on 2023 activity and planned 2024 Community Development Department goals.

2. Update on Comprehensive Plan

IX. CITIZEN COMMENTS: NONE

Meeting adjourned: 6:22 p.m.

Minutes prepared by: Cindy Brown

NEXT MEETING:

Tuesday, March 12, 2024