

**MINUTES  
ROLLA PLANNING AND ZONING COMMISSION MEETING  
ROLLA CITY HALL COUNCIL CHAMBERS  
TUESDAY, MAY 13, 2025**

**Presiding:** Russell Schmidt, Chairperson

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

**Commission Members Absent:** Steve Davis & One Vacancy

- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, April 15, 2025.  
**The minutes are approved unanimously by a voice vote.**

**II. REPORT ON RECENT CITY COUNCIL ACTIONS:**

1. **ZON25-02:** Map Amendment to rezone 21 Stephendale Ct from the R-1, Suburban Residential district to the C-1, Neighborhood Commercial district.
2. **VAC25-03:** Vacation of the remainder of an alley north of 18<sup>th</sup> Street between Elm Street and Oak Street.

City Planner Tom Coots presents the report.

**III. PUBLIC HEARING:**

1. **CUP25-01:** Conditional Use Permit to allow a church on a lot greater than one acre in the R-1, Suburban Residential district.

Chairperson Schmidt opens the public hearing at 5:32.

City Planner Tom Coots presents the staff report.

There was a discussion regarding privacy landscaping, extending 18<sup>th</sup> Street to McCutchen Drive, and lighting on the property for security purposes.

Chairperson Schmidt asks for owner comments at 5:43.

Robert Davis residing at 10371 Private Drive 3055 in Phelps County shared that he has put a lot of his personal funds into the storm drains, widening McCutchen Drive and will also build the road from 18<sup>th</sup> to McCutchen Drive. He feels that if the church will put up a privacy fence so that the residents next to the church won't have headlights shining in their homes then everyone can be happy.

Chairperson Schmidt asks for citizen comments at 5:48.

Brandy Carr residing at 1303 Eastwood Drive shared that she would like to see residential housing built on this property since it is zoned R-1 and she does not feel the storm drains can handle all of the water drainage. She doesn't feel Rolla needs another church and would like to have at least a 6' to 10' barrier wall between the church and the housing. She also feels that the church would cause an excessive amount of traffic.

Donna Riggs residing at 1315 Eastwood Drive shared that she is not in favor of the parking being located behind the church as it would be close to her home, she would like the parking to be in front of the church.

Kelly Beisser residing at 1305 Eastwood Drive shared that she is opposed to the 4' hedge, and would like to see it be at least 8' to 10' tall. She is also concerned with the amount of traffic.

There was a discussion about traffic flow, leaving trees as a buffer and/or a privacy fence. Nick Meyers residing at 10701 County Road 5160 shared that the mature trees on the south of the property appear to be on the neighboring residences lots. The church would not be opposed to putting in a privacy fence instead of a hedge line.

There was a discussion about signage.

Josh Chapman residing at 102 Savannah Court shared the church does not want to be a detriment to the community, they want to benefit the community and serve the community. Josh also thanked the homeowners and property owner for their input and opinions.

The public hearing was closed at 6:36.

A motion was made by Chirban and seconded by Shields to recommend City Council approves the Conditional Use Permit to allow a church on a lot greater than one acre in the R-1, Suburban Residential district with the condition that there is a 7' privacy fence to extend along the area of the development and a limit of 10,000 square feet of construction development. A roll call vote on the motion showed the following. Ayes: Chirban, Crider, Jordan, Martin, Morris and Shields. Nays: None. Absent: Davis. The motion passes.

#### **IV. NEW BUSINESS:**

**NONE**

#### **IV. OLD BUSINESS:**

**1. TXT25-01:** Text Amendment to Chapter 42, Planning and Zoning of the City of Rolla ordinances Section 42-344 through 42-346, pertaining to signage regulations.

Chairperson Schmidt reopens the public hearing at 6:36.

City Planner Tom Coots presents the staff report.

There was a discussion regarding how many days temporary signage is allowed.

Chairman Schmidt asks for citizens comments.

The public hearing was closed at 6:53 with no citizens comments.

A motion was made by Morris and seconded by Chirban to recommend City Council approves the Text Amendment to Chapter 42, Planning and Zoning of the City of Rolla Ordinances Section 42-344 through 42-346, pertaining to signage regulation with the condition to adjust the time limit of signage to 21 days from 14 days and have 10 days to take down signage after a complaint. A roll call vote on the motion showed the following. Ayes: Chirban, Crider, Jordan, Martin, Morris and Shields. Nays: None. Absent: Davis. The motion passes.

#### **V. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF:**

City Planner Tom Coots reports that on Thursday, May 22, there will be a Public Works open house at Eugene Northern Community Hall from 4:00 p.m. until 6:00 p.m.

#### **VII. CITIZEN COMMENTS:**

**NONE**

**Meeting adjourned: 6:55 p.m.**

**Minutes prepared by: Cindy Brown**

**NEXT MEETING:**

**Tuesday, June 10, 2025**