

MINUTES
PLANNING COMMISSION
May 19, 2022
5:30 P.M. Regular Meeting
Council Chambers – City Hall

CITY CLERK
2022 JUN 19 PM 3:37

	<u>Name</u>	<u>Members' Term Attendance</u> (mtgs. attended-mtgs absent)	<u>End of Current Term of Office</u>
MEMBERS PRESENT:	Bob Bucher	(42-04)	06/15/23
	Tim Doyle	(25-06)	12/14/24
	Patt Lilly	(07-00)	01/29/27
	Donna Jean Boyer	(47-05)	07/22/23
	Houston Roberts	(10-03)	08/04/24
	Tom Richmond	(06-01)	07/17/22
MEMBERS ABSENT:	Allison Tschannen	(20-16)	07/15/24
	Ben Burtnett	(35-16)	02/12/23
	Brett Hausman	(05-02)	08/05/23
STAFF PRESENT:	Zack Martin, City Planner Brady McKinley, Assistant Director, Public Works Jake Fisher, Interim City Engineer Jason Soper, Assistant City Attorney Rebecca Shipp, Executive Administrative Assistance		

Call to Order –Doyle called the meeting to order at 5:30pm.

Doyle entered Chapters 11, 26 and 31 of the Code of Ordinance into evidence.

ROLL CALL: Roberts-present, Tschannen-absent, Richmond – present, Burtnett-absent, Bucher-present, Doyle-present, Lilly – present, Hausman – absent, Boyer-present. Quorum is present. Five members constitute a quorum.

Doyle read the rules of conduct.

ITEM #1 Approval of minutes - Richmond made a motion to approve the minutes of the April 28, 2022 meeting. Roberts seconded.

VOTE: Roberts-yes, Richmond – yes, Bucher-yes, Doyle – yes, Lilly – yes, Boyer -yes.
Ayes – 6, Nays – 0, Abstain – 0 Minutes approved.

Martin informed Commission items #2-4 were going to be postponed until June at the request of the applicant.

Martin informed Commission that staff's recommendation on item #5 has changed from approval with conditions to approval. Martin informed the Commission the applicant had satisfied the conditions required.

OLD BUSINESS

None

NEW BUSINESS

ITEM #5 Major Subdivision – A request for approval of a preliminary plat for a major subdivision entitled Hillyard Addition located at 229 Robidoux, 609 N 2nd, 915 N 2nd, 508 N 3rd, 601 N 3rd, 902 N 3rd, and 622 N 4th, as requested by Blake Roth on behalf of Hillyard Industries, Inc. and Hillyard Holdings, LLC

Martin gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Doyle opened the item for public comment.

Andy Macias-802 Francis - spoke in favor of the item.

Kenneth McDowell – 1019 W Main, Branson, MO – spoke in favor of the item.

No one spoke in opposition to the item.

Tomisine Johnson – 707 Main – asked for clarification of the item.

Doyle closed the item for public comment.

Discussion was held between Commissioners and staff regarding the item.

Bucher made a motion to approve the item. Lilly seconded.

VOTE: Roberts-abstain, Richmond – yes, Bucher-yes, Doyle – yes, Lilly – yes, Boyer -yes. Ayes – 5, Nays – 0, Abstain – 1 Motion approved.

ITEM #6 **Authorization to enter into a Subdivision Improvement Agreement -**
Approval of an application to waive the requirement of Section 26-70(a) and permit the applicant to enter into a subdivision improvement agreement for Hillyard Addition as provided in Section 26-71(a).

Martin gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Doyle opened the item for public comment.

No one spoke in favor of the item.

No one spoke in opposition to the item.

Doyle closed the item for public comment.

Boyer made a motion to approve the item. Richmond seconded.

VOTE: Roberts-abstain, Richmond – yes, Bucher-yes, Doyle – yes, Lilly – yes, Boyer -yes. Ayes – 5, Nays – 0, Abstain – 1 Motion approved.

ITEM #7 **Zoning District Change** – A request for approval of a change of zoning from R-3 Garden Apartment Residential District to RP-4 Planned Apartment Residential District for property located at 4820 Gene Field Road as requested by Clark Hampton on behalf of Pivotal Point Transitional Housing.

Martin gave the staff report.

Richmond recused himself from the discussion.

Martin gave the staff report.

Discussion was held between Commissioners and staff regarding the item.

Doyle opened the item for public comment.

Clark Hampton-6 Antilles- spoke in favor of the item.

Melissa Frakes – 3008 Parkway A-spoke in favor of the item.

Ken Siemens – 3007 Frederick-spoke in favor of the item.

Janet Beger – 1728 S 41st – spoke in favor of the item.

David McCrerey-19400 Hwy 59-spoke in opposition to the item.

Doyle closed the item for public comment.

Lilly made a motion to approve the item. Bucher seconded.

**VOTE: Roberts-yes, Bucher-yes, Doyle – yes, Lilly – yes, Boyer -yes.
Ayes – 5, Nays – 0, Abstain – 0 Motion approved.**

Richmond rejoined discussion.

Martin gave a preview of next month's meeting.

The meeting adjourned at 6:27 pm.

Minutes respectfully submitted,

Rebecca Shipp

cc: Paula Heyde, City Clerk
Planning Commission Members
Bryan Carter, City Manager
Clint Thompson, Planning & CD Director
Jason Soper, Assistant City Attorney
Brady McKinley, Public Works Assistant Director
Mark Townsend, Technology Associate Director