

City of Ozark Missouri

Department of Planning & Zoning



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January 28, 2008

The regular meeting of the Ozark Planning and Zoning Commission was called to order by Chairman, Fred Borneman, at 7:05 p.m.

Members Present: Fred Borneman, Kenny Washam, Matt Bedinghaus, Gary Graham, Charlie Powell, Lynn Vest and Darby Bunch

Members Absent: Darrell McGuire

Staff Members Present: Steve Childers, City Administrator
Valerie Carr. Planning & Zoning Technician

Unfinished Business:

- I. **Approval of Minutes** for the December 27, 2007 Planning & Zoning meeting.

Motion to approve by Gary Graham
Second by Kenny Washam

The motion to approve passed unanimously by means of verbal vote.

NEW BUSINESS:

- A. **ANNEXATION #2007-371**
SW corner State Hwy 14 & State County Road "W"
Tom G. Crain-Owner
Requested Zoning: C-2 Gen. Comm.
4.64 Acres

Chairman Fred Borneman introduced the item.

City Administrator Steve Childers explained that the staff supports this request and that the property is contiguous with the city limits, however, public water and sewer service are not available at the property and must be extended to the site by developers if developed. He also, added that this intersection is identified as Commercial in the City of Ozark's Comprehensive Plan.

Commissioner Kenny Washam asked if annexing this property into the city would help fill in our city limits?

City Administrator Childers responded that yes the property in question is in our urban service area and annexing it in would therefore be considered infill.

Chairman Fred Borneman asked if we were still having discussion with Christian County Commissioners in regards to our urban service area?

City Administrator Childers responded that yes, in fact neighboring cities, Special Road District and MoDot are holding coordinated discussions with Christian County.

Chairman Fred Borneman asked if there were any further comments.

Commissioner Kenny Washam motioned to approve this.

Second by Matt Beddinghaus

The approval of the Annexation request #2007-371 was given by roll call vote:

Aye: Gary Graham, Charlie Powell, Matt Bedinghaus, Fred Borneman, Kenny Washam, Lynn Vest and Darby Bunch

Nay: none

Commissioner Darrell McGuire was absent.

B. PRELIMINARY PLAT-Deerbrook South

Todd Johnson-owner

Current Zoning: C-2 (General Commercial)

9.66 Acres (6 Lots)

Chairman Fred Borneman introduced the item.

City Administrator Steve Childers explained that staff had no objections to approval of this item with the following contingencies:

- 1) MoDot's approval of the Preliminary Plat. (Steve Childer's stated that he had spoken with MoDot and they have given their full approval).
- 2) LOMR to be produced prior to receiving a Final Plat.
- 3) 404 Permit requirements from the Corp of Engineer, if any, prior to Final Plat.

Chairman Fred Borneman asked if they were planning on filling the flood area?

Gary Butcher of Land Development Strategies approached the commission and replied that there would be no fill in the flood zone until after a LOMR had been issued. The property to the north side of the flood zone is constructing apartments right now, but there will be no construction on the south side until they have their LOMR.

Commissioner Kenny Washam asked if sidewalks had been included for the subdivision.

City Administrator Steve Childers replied that the sidewalks will be required to be included on the construction drawings when the subdivision gets to that point.

Commissioner Darby Bunch asked if the last time this Preliminary Plat was presented to the City, if there hadn't been two driveway entrances on Highway "CC" and how were people suppose to have access to all the lots?

Gary Butcher responded that there may have been two entrances on Highway "CC" on the old Preliminary Plat, but there is one driveway entrance at lot 5 located on Highway "CC" and there is a 50' cross access easement through all lots.

City Administrator Steve Childers asked staff member Valerie Carr if we had requested an Avigation Easement?

Staff member Valerie Carr responded that the Avigation Easement will be coming and is noted on the notes on the Preliminary Plat.

Commissioner Darby Bunch asked if the right-of-way was granted accordingly on 25th Street?

City Administrator Steve Childers responded that he believed it was to MoDot standards.

Gary Butcher also stated that it was 55 feet from centerline, which is what is required and is staked by MoDot now.

Chairman Borneman asked if anybody had anymore questions or comments?

No response.

The approval of the Deerbrook South Subdivision was given by roll call vote:

Aye: Gary Graham, Charlie Powell, Matt Bedinghaus, Fred Borneman, Kenny Washam, Lynn Vest and Darby Bunch

Nay: none

Commissioner Darrell McGuire was absent.

Jim Moore approached Planning & Zoning Technician Valerie Carr and asked if the annexation on Hwy 14 & Highway "W" has been discussed yet?

Planning & Zoning Technician Valerie Carr replied "yes" that the annexation was item "A" and had been recommended for approval by the Planning & Zoning Commission.

Jim Moore approached the commission and explained that he had thought the meeting hadn't started until 7:30 p.m., but had wanted to voice his concerns about the traffic and how dangerous it already is on the corner of Highway "14" & Highway "W".

City Administrator Steve Childers replied to Mr. Moore's concerns and thanked him for coming to the P&Z meeting and explained that he could appear at the Board of Alderman meeting February 4, 2008 to voice his concerns prior to final approval.

- C. **Discussion and voice approval of C-2 (General Commercial) Ordinance and C-4 (Central Business) Ordinance.**
- D. Discussion of location of mini storage and car lots within the city limits.

Motion to adjourn by Darby Bunch
Second by Lynn Vest

Meeting Adjourned at 8:05 p.m.

