

City of Ozark Missouri

Department of Planning & Zoning



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October 26, 2009

The regular meeting of the Ozark Planning and Zoning Commission was called to order by Commissioner Gary Graham, at 7:00 p.m.

Members Present: Gary Graham, Darrell McGuire, Kenny Washam, Darby Bunch, Lynn Vest and Charlie Powell

Members Absent: None

Staff Members Present: Steve Childers, City Administrator
Chris Snyder, Board of Alderman
Valerie Carr, Planning & Zoning Technician

Unfinished Business:

- I. **Approval of Minutes** for the September 28, 2009 Planning & Zoning meeting.

Motion to approve by Darby Bunch
Second by Darrel McGuire

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

NEW BUSINESS:

- A. **ANNEXATION #2009-386**
3106 N. 20TH Street, Ozark, MO
Esta Markus-Owner
Proposed Zoning: C-2 General Commercial

Commissioner Gary Graham introduced the above referenced item and asked if there was anyone present to represent this request.

City Administrator Steve Childers explained that this request is compact and contiguous to the City limits and does have services. Steve also, went on to explain that the requested zoning classification of C-2 (General Commercial) does comply with our Comprehensive Plan for Future Land Use.

Commissioner Darrell McGuire asked if the dark line on the east side of the survey was right-of-way?

City Administrator Steve Childers replied that the line on the survey actually indicated railroad rights. The legal description did include this and that the property had been dedicated to the applicant.

Karen Tremble approached the commission (daughter of the applicant) and agreed with Steve.

Commissioner Darrel McGuire stated that he thought if that dark line indicated on the survey along the east side of the property would be a good place for a possible outer road.

Commissioner Darby Bunch asked if the property in question was in the same area that the Ozark Transportation Plan had a possible freeway overpass planned for in the future?

City Administrator Steve Childers stated that in regards to the Ozark Transportation Plan, that it is still in place. That as of right now we are not having any right-of-way set aside or required because the proposed area didn't meet MoDot's spacing requirements.

Commissioner Darby Bunch stated that he was bringing up this subject for future development of the property in question.

City Administrator Steve Childers stated that the request at hand is for annexation and at this time there is no site plan for any future development that has been submitted to the City.

Karen Tremble stated that she felt that it would be next to impossible or take years to obtain right of way from everybody along the east side of the property traveling down Hwy 65.

Commissioner Darby Bunch agreed and stated that he was referring to long range future goals that the City has.

Commissioner Gary Graham asked if the road N. 20th Street & Longview had been before the commission a while back regarding moving the road?

City Administrator Steve Childers explained that there had been a proposal for N. 20th Street to cross over that land across the road from the subject property and join up with N. 21st Street and after discussion they had never come back to further that particular project.

Commissioner Gary Graham stated that the requested zoning was compatible with our Comprehensive Plan.

Karen Tremble stated that as far as any future road expansion in that area, she couldn't see anything happening for at least another 10 years.

Commissioner Gary Graham asked if there were any more comments for this request?

No response.

Charlie Powell made a motion to approve the request for the Annexation #2009-386 located at 3106 N. 20th Street, Ozark, Missouri.

Second by Darrell McGuire.

The motion to approve the request for the Rezoning #2009-386 was made by roll call vote.

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

Nay: None

Commission Comments:

Commissioner Kenny Washam stated that he felt that they needed to elect a Chairman and Vice Chairman tonight, that it has been long enough with no one appointed.

Board of Alderman Chris Snyder stated that he had spoke with the Mayor in regards to this subject, and the Mayor had said that he somebody that was interested in the Chairman position.

City Administrator Steve Childers added that he knew that that position had been posted in the newspaper.

Commissioner Kenny Washam motioned to elect a Planning & Zoning Chairman and Vice Chairman.

Commissioner Darby Bunch Second the Motion.

The Motion was approved unanimously by means of a verbal vote.

Commissioner Kenny Washam motioned to nominate Commissioner Gary Graham as Chairman of the Planning & Zoning Commission.

No other nominations.

Kenny Washam motioned to close the nominations for Chairman of the Planning & Zoning Commission.

Commissioner Lynn Vest second the motion to close the nominations.

The Motion to elect Gary Graham as the Planning & Zoning Chairman was approved unanimously by means of a verbal vote.

Commissioner Gary Graham motioned to open nominations for Vice-Chairman for the Planning & Zoning Commission.

Commissioner Lynn Vest nominated Commissioner Darrell McGuire as Vice-Chairman.

Commissioner Darrell McGuire declined the nomination.

Commissioner Kenny Washam nominated Commissioner Darby Bunch as Vice-Chairman of the Planning & Zoning Commission.

Commissioner Darrell McGuire nominated Matt Bedinghaus as Vice-Chairman of the Planning & Zoning Commission.

Commissioner Charlie Powell motioned to cease the nominations for Vice-Chairman of the Planning & Zoning Commission.

Commissioner Darrell McGuire second the motion to close the nominations.

There was a paper vote for the following nominations for Vice-Chairman:

**Commissioner Darby Bunch – nominee
Commissioner Matt Bedinghaus – nominee**

City Administrator Steve Childers and Board of Alderman Chris Snyder collected and counted the paper votes.

City Administrator Steve Childers announced that the vote for Vice-Chairman was as follows:

**3 votes for Commissioner Darby Bunch
4 votes for Commissioner Matt Bedinghaus**

Commissioner Matt Bedinghaus was elected as the Vice Chairman for the Planning & Zoning Commission.

Commissioner Gary Graham stated that the election of the Planning & Zoning Commission was as follows:

- * Elected Chairman was Gary Graham**
- * Elected Vice-Chairman was Matt Bedinghaus**

Staff Comments:

City Administrator Steve Childers stated that the new R-1D (Single Family, Min. Lot 7,000 sf) ordinance that was given to the commission for review and approval was what we discussed and showed examples of on the Planning & Zoning retreat. Steve further explained that we had made some additions regarding the transportation portion of the ordinance.

Commissioner's agreed with the ordinance.

Commissioner Kenny Washam asked if they could see the final ordinance in resolution form for approval.

City Administrator agreed that was fine.

**Motion to adjourn meeting given by Darrell McGuire
Second by Lynn Vest**

Meeting Adjourned at 8:00