

1.6.2025

Call to Order: 6:02 PM by Ray Brown

Roll Call: In Attendance: Denny White (Sept 2021-2025) Absent Excused, Courtney Denney (Jan 2023-2027) Absent Excused, Donnie Greenlee-Vice Chair (April 2024-2028), Ray Brown-Chair (Dec 2022-2026), Rick Gamboa-Sec (April 2024-2028), Sherry Lawrence (Dec 2021-2025), Gary Jackson- (Dec-2022-2026), Mayor Bill Sherman

Approve Agenda: Greenlee/Lawrence 6-0

Approve Previous Reg Meeting Minutes: Lawrence/Greenlee 6-0

Alex Lane-Final Site Plan Review: Alex presented copies of his proposed final site plan review with all required supporting plans, specifications and documents. Lane said he left a copy with the clerk. Mayor Sherman said he had reviewed the documents and did have a couple of questions. Gamboa asked if any other member of the board had seen the copies referred to before tonight. Answer was no. Gamboa said we are supposed to get the required documents a week ahead of time to review them properly. Lawrence said there were no attachments in the email that she received.

Lane provided a large copy for each member to review. Sherman asked if the overflow came out on the street, what would the rate be. It should be a question for the engineer, and this would be a condition of recommending approval to the BofA. He said that water that did not flow to the retention area but ended up running across other person's property would be a problem.

Sherman said his second question was if the engineers used were licensed in Missouri and he noted that the engineer seal was missing from the plans. Lane said that they were licensed and that the seal would be added prior to the BofA meeting. Sherman said that when he got the plan from Lane, he went through our ordinance by line to see if everything was addressed. Gamboa asked if the drawing showed the owners and zoning class of each of the four abutting properties. Brown checked the drawing and said that they were shown.

Gamboa asked if there was to be any exterior lighting on the property. Lane said only the streetlight. Lane spoke with the engineer who said he usually withholds the stamp to make sure he gets paid. Sherman said that would require the board to approve but withhold the building permit until provided. Sherman asked if there was a landscape plan. Lane said the storm took out the trees. Brown asked about a fence. Sherman said he did not see a requirement for anything other than commercial property.

Lawrence asked if someone should make a recommendation? Brown said yes. Greenlee made a motion that we recommend approval to the BofA contingent on the engineering stamp being provided. Lawrence seconded vote 5 yes. Gamboa voted no. Brown asked if he was opposed. Gamboa said he thought it was a great project and would be an asset to the city. He was opposed because the P&Z is supposed to have this information a week ahead of time to properly decide. He said he sat before the BofA, the Mayor and City Clerk and reminded them that he would be an automatic “NO” on any item requiring a recommendation if it was not presented to the P&Z at the beginning of the week and not at the last minute or day before the meeting.

New Business: Sherman said the P&Z will need to update the flood plain ordinance. He will send the state’s version of the model ordinance to each member to review prior to a discussion on amending the ordinance. It will require a public hearing tentatively for march to review the revision. Mr. Talley will have to rewrite the ordinance. It also must be reviewed by FEMA.

Old Business: None

Public Comments: None

Other Business Deemed Necessary: Gamboa reminded all that we have a work session scheduled with Amanda on February 3, 2025, at 6 PM to review any re-writes she made based on the four lists of minutes sent to Her with suggested corrections, additions or clarifications to update the proposed comprehensive plan. Gamboa said we need to find some way to make the public aware of this meeting. Sherman said we could send out postcards.

Sherman asked if any member had a recommendation on how to correct the zoning map where it conflicts with the actual current use of properties IE Caseys and the scooter business. Gamboa asked why we cannot correct this in the same fashion as was done when the original zoning map was drawn when P&Z was started. Sherman said that rezoning requires publication, public hearings and sign posting. Brown said they originally looked at each property and decided how it should be classified. Sherman said this should probably be a question for Talley. Sherman said if you were to adopt a new zoning map and you were to have a public hearing for that purpose, maybe you could correct everything. Sherman said he would talk to Talley about that.

Schedule Next Meeting: February 3, 2025, 7PM, Work Session with HSTCC at 6PM

Meeting Adjourned: 6:58 Greenlee/Jackson 6-0

Submitted by Rick Gamboa