

3.4.2024

In Attendance: Kerry Divine (April 2021-2024), Rick Gamboa-Sec (April 2021-2024), Ray Brown-Chair Absent excused (Dec 2022-2026), Denny White (Sept 2021-2025), Gary Jackson (Dec-2022-2026), Sherry Lawrence-Vice Chair (Dec 2021-2025), Courtney Denney (Jan 2023-2027) Mayor Bill Sherman. Tom Johnston resigned.

Call to Order: 6 PM by Lawrence

Approve Amended Agenda: Denney/White 7-0

Devine asked if we could consider any item that we have not received the information on or is this just for information. Gamboa said in the last meeting, the committee directed him to tell the BofA that any item that required a vote or recommendation had to be sent to the committee 5 working days prior to the meeting which he did. Items that do not require a vote or a recommendation and which were for information are exempt from this requirement. Sherman said that in the past the P&Z felt that they were being left in the dark and so he is inviting people with projects to present them for input as to how they should proceed with their projects according to the code requirements. Gamboa said two items on the agenda (Wood St. and Thomasville home) appear to be informational while Drive-Thru Coffee shop is a proposed site plan which requires a yes/no recommendation to the BofA.

Approve Amended Work Session Minutes Dated 2.5.2024: Denney/White 7-0

Sherman noted a correction in the wording to say, “there is no fee for an appeal for a variance in a flood plain.”

Approve Amended Reg Meeting Minutes Dated 2.5.2024: Denney/Divine 7-0

Gamboa noted two corrections: In three places the word “meeting” should be replaced with “hearing.” The word statute is misspelled. Divine is misspelled. Two votes showing 4-0 should be recorded as 4-1.

Jerry Sparks 1808 Duquesne Road Lot split, rezone and duplex proposal on wood street. They would improve access, and handle all sewer, water and electrical improvements. Gamboa asked if anyone had any objections to Sparks proceeding with this proposal. Divine said that no one seems to know who owns the 45 feet strip to the south of the property and if this would cause a non-conforming use of the property. Sherman said the line referred to was part of the original Platt and belongs to the person next door. Divine asked if we had copies of the application. Sherman said there is no application as this presentation is just to bring the P&Z up to speed for a future application.

Tom Ward, Nanda Sparks (Thomasville homes) 1808 Duquesne Road. Presented a detailed map for a proposed development at 1808 Duquesne Road to include a vintage boutique, coffee shop, event area, food truck area and retail sales booth rental slots.

Lee Nguyen 3924 E 7th Drive Thru Coffee shop proposed site plan. Lee Nguyen presented the proposed site plan. The house will be remodeled with a flat roof. It will have an entry and exit point and the entire lot will be paved. It is hooked up to city water and sewer and properly zoned. Divine asked if MoDOT had approved the two driveways. Nguyen said that MoDOT built the entry and exit areas when they constructed the turn lane in front of Casey's. Divine asked if Nguyen was going to remove the top floor which she believes his drawings indicate. Nguyen said that the top floor was not to be removed but the old roof removed and a flat roof put in its place.

Motion to recommend to the BofA to approve White/Denney 7-0

New Business: Divine has a question on Creswell seems like a lot going on. Sherman said Garman bought 3 lots and has filed land disturbance permit with the state. No building permit has been requested.

Old Business: None

Public Comments: Oscar Sarceno with Schuber Mitchell home said they applied for a lot split in February, and they have not heard back. Sherman said he thought that was already approved. Gamboa said he thought that it was stricken from the agenda as no one showed up at the meeting. Divine said it was not approved and was requested as a "lot line adjustment. "Sherman said a lot split would have been an administrative act and no one must appear as the clerk decides and notifies the applicant. Divine said we could not agree with this as to build a single-family home it would have to be rezoned. Sherman said rezoning is not necessary. He said all Piper Glen homes are single family and were built on R-4 properties. Sarceno also said they are planning to build one house next to Lawrence which is the last empty lot in the subdivision.

Other business Deemed necessary: Sherman said Tom Johnston was having a hard time making meetings and would like to resign.

Meeting Adjourned: 6:55pm Divine/Denney 7-0

Schedule next meeting: 4.1.2024 at 6 PM White will be absent for knee operation.

Submitted by Rick Gamboa