



PO Box 70 • 109 N HICKORY ST • MOUNT VERNON, MO • PHONE (417) 466-2122

**Minutes
Planning and Zoning Commission
August 2, 2022**

The regular meeting was called to order at 5:00 p.m. at City Hall.

The following members answering roll call: Paula Brockwell, Dennis Thrasher, Donald Rogers, Brett Simkins, Rick Fobair, and Dallas Gramm. The following city personnel were also in attendance City Administrator Joe Kelley, Public Works Director Dustin Davis, Code Enforcement Officer Terry Moore. Absent was Jason Haymes and Counselor Darlene Parrigon.

Guests registering their attendance are listed on the sign-in sheet attached to and made part of the minutes.

Agenda:

Chairman Thrasher presented the agenda for August 2, 2022, to the Commission.

Fobair made a motion, to accept agenda with the addition of the public hearing that had been advertised on the Alley Vacation seconded by Gramm to approve the agenda.

With all present members voting in favor, Chairman Thrasher declared the motion approved.

Minutes:

Minutes of the last meeting, which was held on Tuesday, July 5, 2022, was presented to the Commission for approval.

Fobair made a motion to approve minutes as presented, seconded by Simkins.

The following voice vote was recorded:

AYES: Brockwell, Thrasher, Rogers, Simkins and Fobair

NOES: None

ABSTAIN: Gramm

ABSENT: Haymes

With all present members voting, Chairman Thrasher declared the motion approved.

Subdivision of 600 N Main Street

Moore stated that he has given the commissioners drawings for the property at 600 N Main Street with the land they want to divide out into 4 tracts. This property is zoned MU1 district, so it does not require to have the normal frontage as our other districts require. There is utilities on all four tracts of the sub-dividing property.

Gramm made a motion to approve the survey of the proposed Sub-Dividing of 600 N Main Street and proceed to council. Seconded by Fobair.

With all present members voting in favor, Chairman Thrasher declared the motion approved.

Alley Vacation between West Street and Landrum Street

Chairman Thrasher opened the public hearing at 5:20 pm.

Moore stated this was set for the public to discuss vacating the alley between West Street and Landrum. No public so Chairman Thrasher closed the public hearing at 5:23 pm

Moore stated that this property was of no use to the city and that there was no utilities in the alley, so he recommends that the commissioners vacate the alley at West Street and Landrum.

Fobair made a motion to approve vacating the alley on West Street and Landrum and proceed to council. Seconded by Simkins.

With all present members voting in favor, with Gramm abstaining, Chairman Thrasher declared the motion approved.

Site Plan Change for Mountaintop Homes

Moore stated that bidding on Mountaintop homes came in over budget, so they had Stark Wilson Duncan Architects do a Valued Engineering for the O'Reilly Development for the project that was originally approved for eight-six plex town house building on the south end of McCause St. will be reduced down to three building with twenty-eight two bedroom units and fourteen three bedroom units a total of forty-two units.

They plan to reduce the two-bedroom units from one-half bathrooms to one bathroom and the square footage will be 913 square feet from 1007 square feet. The three-bedroom units the square footage will go from 1254 to 1221 square feet.

They still have water detention, parking requirements and buffering from the residential neighborhood.

Mountaintop Homes is asking for approval of the new site plans so that they can proceed with civil drawings prior to any work being performed.

Fobair made a motion to approve the new site plans for Mountaintop Homes. Seconded by Gramm.

With all present members voting in favor, with Gramm abstaining, Chairman Thrasher declared the motion approved.

New Business:

None

Old Business:

None

Public Comment:

None

With no further business to come before the Commission, Chairman Thrasher declared the meeting adjourned at 5:34 pm.

Respectfully submitted,

Paula Brockwell, Secretary
Shari Weldy
Secretary Designee