

Fair Grove Planning and Zoning Open Meeting

81 S. Orchard

Fair Grove, MO

October 2, 2017

Roll call taken by Chairperson Marcia Thompson.

Dennis Frame, Dan Manning, Dayna Ault, Dennis Roe, Don Brite, Paul Foreman present.

Mayor Tim Smith, absent.

Meeting called to order at 6:35 pm.

PUBLIC PORTION: Public may speak on any item on this meeting's Agenda.

1. Rick Hedgpeth discuss property information submitted: Hedgpeth not present.

2. Tod Tolbert – duplex on Northview Circle West: Todd, Terry and Jerry Tolbert all present. Todd spoke to Commission saying they were in the preliminary stages of possibly adding another rental property behind existing duplexes on Northview Circle West. Property is currently zoned R-1 Single Family Residential, having grandfathered in. The Tolbert's were concerned about zoning. Brite stated the lot is all one property and Tolbert would need to rezone to multi-family to add another rental property. The surrounding properties are zoned single family and zoning this one lot multi-family would be spot zoning. Thompson asked about access to the back of the lot. Tolbert stated considering coming off existing driveway and/or possibly a lane with dirt work and ditch issues addressed. Utilities easements discussed. Thompson stated driveway setbacks would be tight, along with existing ditch issues, there is a lot to address prior to a rezone. Brite reiterated it would be spot zoning. Tolbert thanked the Commission for their time.

Left Open Meeting to return to Public Hearing at 6:55.

Returned to Open Meeting 6:56.

3. Juanita Finn – property line adjustment: Juanita Finn told Commission she had a survey done (about a year ago) on 3 lots owned by Finn located on North Orchard Boulevard. Survey shows existing structures extending slightly past property lines. Finn asked to adjust her property lines accordingly. Thompson asked to see survey. Finn stated she did not bring it. Thompson stated all three properties needed to be checked closely. Setbacks were discussed. Thompson explained there are no regulations in the Municipal Codes addressing property line adjustments. Thompson then asked Commission if they felt a need to amend the codes. Commission agreed there was.

Ault left meeting 7:10

Commission to research adding language addressing property line adjustments to the Municipal Codes and put on next agenda to discuss and/or approve any wording agreed upon at that time.

Ault back 7:12

Thompson explained text amendment procedure and the time needed to complete the task. Finn was asked to get back with Commission after amendment.

4. Approve/Disapprove Text Amendment #TX1709-03; amending text in section 510.030 of the Fair Grove Municipal Codes by eliminating the words "thirty feet to the curb of such street" and inserting the words "thirty-five feet from the front property line":

Motion by Roe to recommend Text Amendment #TX1709-03 to the Board of Alderman.

Second Foreman. Discussion: none.

Frame aye, Manning aye, Foreman aye, Ault aye, Roe aye, Brite aye, Thompson aye.

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5. Approve Commission minutes from September 5, 2017:

Motion by Ault to approve minutes from September 5, 2017. Second Roe. Discussion: none.
Frame aye, Manning aye, Foreman aye, Ault aye, Roe aye, Brite aye, Thompson aye.

6. Commissioner comments:

Frame asked if the three trailers on S. Orchard were grandfathered in; expressing concerns about their condition.

Manning reported the fence on Main Street residential property across from him is up and looks nice. House on N. Main has been demolished.

Thompson expressed concerns about vehicles accumulating at property on Swan Street.

Ault stated the flood mapping is in process and progressing well.

Motion to adjourn meeting by Foreman. Second Manning.

All ayes.

Adjourned at 7:52.