

Fair Grove Planning and Zoning **Public Hearing**

81 S. Orchard

MARCH 7, 2022

Page 1 of 1

Planning & Zoning Oath given to Darrin Moyers.

Roll call taken by Chairman Don Brite.

Travis Lee, Mayor Steve Short, Paul Foreman, John Hayes, Shawn McCormick, Dennis Roe, Darrin Moyers, present.

Opened Public Hearing at 6:30

Public Hearing for – Rezone #RZ22-01-01, 207 W. Cherry Street, owner Charles Huff Trust; **FROM** R-1 Single Family residential **TO** R-2 Multi-Family Residential.

The Public Hearing will proceed as follows: The petitioner will step up to the podium, state name, and be recognized by the Chairman. The petitioner will be given 5 minutes to speak. Those in favor of and those opposed, will be given 3 minutes each. Maximum time limit for Public Hearing will be 30 minutes. Public Hearing will remain open at a minimum of 15 minutes.

Petitioner: Charles Huff present. Wants to address the needs of the Community for rental property by building duplexes on this property. Huff stated there is 242 feet of frontage, 210 feet deep to the north, approximately 1.16 acres. Roe read out loud R-2 codes concerning acreage and stated with this amount of acreage, Huff can have up to 5 dwelling units.

Those in favor of: None.

Those opposed to: Carl Letterman 229 W. Cherry – Mr. Letterman is against it, saying the road is too little and don't need duplex or apartments there.

LEFT Public Hearing for Open Meeting 6:37

Returned to Public Hearing 6:43

Motion by Roe to close Public Hearing for Rezone #RZ22-01-01.

Second Hayes. Discussion: None

Short aye, Foreman aye, Hayes aye, McCormick aye, Roe aye, Lee aye, Moyers aye, Brite aye.

Closed Public Hearing at 6:45

Darra Justice, Planning and Zoning Clerk

Fair Grove Planning and Zoning Open Meeting

81 S. Orchard
Fair Grove, MO
March 7, 2022

Roll call taken by Chairman Don Brite.

Shawn McCormick, Mayor Steve Short, Dennis Roe, Travis Lee, Paul Foreman, John Hayes, Darrin Moyers, present.
Darrin Moyers was given Planning and Zoning Oath prior to opening Public Hearing.

Meeting called to order at 6:38

PUBLIC PORTION – Public may speak on any item on this agenda.

Approve Planning and Zoning minutes from December 6, 2021:

Motion by Roe to approve December 6, 2021 minutes. Second Foreman. Discussion: none.
Hayes aye, Moyers aye, Short aye, Lee aye, McCormick aye, Foreman aye, Roe aye, Brite aye.

To fill in time Public Hearing must be open, Hayes told of his trip to California, BMW Race Track and competitive racing.

Left Open Meeting for Public Hearing 6:43.

Returned to Open Meeting from Public Hearing 6:45.

Approve/Deny Rezone #RZ22-01-01, 207 W. Cherry Street, from R-1 Single Family Residential to R-2 Multi-Family Residential, Charles Huff Trust owner: Roe acknowledged Huff requesting rezone of this property to R-4 last year; stating with acreage and dwelling units allowed in R-2, he has concerns of traffic with Cherry Street being so narrow and added spot zoning is not preferred. He stated he will vote no and offered Huff a solution of a Minor Subdivision and turn it into 2 lots, both zoned R-1. Huff stated 210 feet is too deep for 2 lots. Huff mentioned having one drive for both lots, and said he asked for R-2 thinking it was the practical thing to do. Roe said he was expressing one person's opinion. Short stated there was a church at the end of the street, shop next door and C-1 across the street, questioning spot zoning. He said it is not the perfect place but he could see it being R-2 because of the surrounding zones.

Mr. Letterman, asking to speak, stated no one lives in the shop or church. They aren't multi-family.

Moyers asked if a duplex would be one or two dwelling units. Understood to be two dwelling units in R-2. Hayes stated parking would be part of density also.

Motion by Short to approve Rezone #RZ22-01-01, 207 W. Cherry Street, from R-1 Single Family Residential to R-2 Multi-Family Residential, Charles Huff Trust owner. No second. Motion dies.

Motion by Roe to deny Rezone #RZ22-01-01, 207 W. Cherry Street, from R-1 Single Family Residential to R-2 Multi-Family Residential, Charles Huff Trust owner. Second Lee. Discussion: None.

Hayes aye, Moyers aye, Short nay, Lee aye, McCormick aye, Foreman aye, Roe aye, Brite nay.

Motion to adjourn meeting by Foreman. Second Lee.

All ayes. Adjourned at 7:00