

Fair Grove Planning and Zoning *Open Meeting*

81 S. Orchard

Fair Grove, MO

January 4, 2021

Roll call taken by Chairman Don Brite.

Present: Paul Foreman, Dan Manning, Dennis Frame, Travis Lee, Mayor Steve Short, Dennis Roe.

Absent: Anthony Miller

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 7, 2020:

Motion by Manning to approve December 7, 2020 meeting minutes. Second Roe. Discussion: None.

Lee aye, Short aye, Frame aye, Manning aye, Foreman aye, Roe aye, Brite aye.

Review Site Plan #20-12-03, BPD North Development, Property at 181 N. Orchard Blvd.: Owner LeAnn Pyatt and Engineer Rusty Doss present. Roe mentioned at certain times there is a lot of traffic in front of this property due to being across from the school. Pyatt is aware of it. Roe asked what all the small rooms on the Site Plan were for. Pyatt stated it is a Dental Office. Her husband is a dentist with offices in Republic and Buffalo. They would like to get other business in the building also; gearing towards business instead of retail. Doss stated more parking spaces will likely be added to the area marked Future Building Pad. Brite asked Short if he had dug into this. Short stated he had and found nothing, no questions. Roe asked if MoDOT would be involved with entrance. Short stated no, much easier.

LEFT Open Meeting for Public Hearing at 6:48

RETURNED at 6:52

Roe stated the City Engineer usually finds a few revisions on most things submitted to him. Secretary stated the City Engineer was out of the office until January 4th but site Plan was emailed to him. Roe proposed putting this on the agenda a month from now, giving the City Engineer time to go over it. The Commission has 60 days to make a decision.

Consensus of the Commission to put this on the agenda next month (February 1, 2021) pending City Engineer's review and comment. Brite stated he will go through roll call for Consensus.

Lee aye, Short aye, Frame aye, Manning aye, Foreman aye, Roe aye, Brite aye

Approve/Deny Rezone #RZ20-11-02, 207 W. Cherry, owner Charles Huff Trust, from R-1 Single Family Residential to R-4 Multi-Family Residential: Huff explained desired use as apartment building in Public Hearing (attached). Brite stated spot zoning is an issue, that Commission cannot spot zone and need to be really careful about zoning one piece of property like that. Short stated we do have other spots zoned R-4 to use for similar development. Short asked if this Rezone fails, can Mr. Huff bring it back another time. Secretary stated yes. It would be another Public Hearing, new application and fee.

Motion by Roe to deny Rezone #RZ20-11-02, 207 W. Cherry, owner Charles Huff Trust, from R-1 Single Family Residential to R-4 Multi-Family Residential. Second Lee Discussion: None.

Lee aye, Short aye, Frame nay, Manning nay, Foreman aye, Roe aye, Brite aye.

Motion to adjourn meeting by Foreman. Second Lee.

All ayes. Adjourned at 7:06

Darra Justice

Fair Grove Planning and Zoning ***Public Hearing***

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January 4, 2021

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Roll call taken by Chairman Don Brite.

Present: Travis Lee, Mayor Steve Short, Dennis Roe, Paul Foreman, Dan Manning.

Absent: Anthony Miller, Dennis Frame.

Opened Public Hearing at 6:32 pm

Rezone #RZ20-11-02, 207 W. Cherry, owner Charles Huff Trust, from R-1 Single Family Residential to R-4 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 five (5) minutes to speak. Those in favor of and

Frame arrived 6:33

those opposed to will be given three (3) minutes each. Maximum time limit for Public Hearing will be 30 minutes. Public Hearing will remain open at a minimum of 15 minutes.

Public present: Carl Letterman, Charles Huff, LeAnn Pyatt, Jeffery Danderson, Rusty Doss.

1. Those in favor of: Charles Huff spoke in favor, saying he wanted to rezone to get more housing in Fair Grove for the Community. Brite asked what Huff had in mind with an R-4 Multi-Family zone. Huff said he plans for apartments or possibly sale it if that doesn't work out well.

2. Those opposed to: Carl Letterman, 229 W. Cherry, Fair Grove, MO, spoke against the rezone. He would prefer to see it left R-1 Single Family, don't know what you'll get with apartments, and feels it will lower the value of his house. He stated he is not in favor of it.

LEFT Public Hearing for Open Meeting at 6:38

Returned to Public Hearing at 6:48

Motion to close Public Hearing for Rezone #RZ20-11-02 by Short. Second Frame.

Discussion: Roe asked if any Commissioner's had received any public feed-back on this rezone. None had. Roe has concerns about an apartment building being there. Huff stated the property has 240 feet frontage. Manning commended Huff on the job he's doing cleaning up the property. Letterman commented it is not cleaned up; that there are lots of remnants left. Huff stated it will be cleaned. Contractor had some problems but he has a plan now and it will be cleaned up.

Frame aye, Manning aye, Roe aye, Foreman, aye, Short aye, Lee aye, Brite aye.

Closed Public Hearing at 6:52

Darra Justice, Planning & Zoning Secretary