

**Fair Grove Planning and Zoning Open Meeting**

81 S. Orchard

Fair Grove, MO

March 1, 2021

Roll call taken by Chairman Don Brite.

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

Dennis Frame, Anthony Miller, absent.

Meeting called to order at 6:34

**PUBLIC PORTION – Public may speak on any item on this agenda.****Approve Planning and Zoning minutes from February 1, 2021:****Motion** by Roe to approve February 1, 2021 meeting minutes. Second Lee. Discussion: none

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

**Approve/Deny Site Plan #20-12-03, BPD North Development, Property at 181 N. Orchard Blvd, owner**

**LeAnn and Ben Pyatt:** LeAnn and Ben Pyatt present. Ms. Pyatt stated she did not apply for a variance as she had heard the Commission may be discussing changing the codes for required parking spaces. She handed out a small revised site plan (attached) she printed out. Pyatt stated there are 19 spaces she would like to take out in front of and directly across from the future building area and use it for the future build. Roe researched other businesses in Fair Grove. Dollar General being the closest in size to Pyatt's proposed building. By his calculations Dollar General is 8000 sq ft with 41 parking spaces. This is a busy place and he has never seen all the spaces full. Roe stated he would be ok with Pyatt having 51 total spaces shared.

**Left Open meeting for Public Hearing at 6:51****Returned to Open Meeting at 6:53**

Brite asked Short to read current Fair Grove codes on parking spaces required. Short did so and stated he did a study on surrounding community's codes for required parking spaces, which was in the packets. Based on this study, Short suggested modifying square footage for Hospital, Clinic and Retail to 250 square feet.

**Motion** by Roe to approve revised site plan with 51 parking spots total, taking out 19 parking spots bordering the North Orchard Street entrance (11 North, 8 South) contingent on code changes to Hospital/Clinic from 1 spot per 150 square feet to 1 spot per 200 square feet. **Second** Manning.

**Discussion:** Current code wording on parking spaces discussed. Size of building in future and required spaces need discussed. Pyatt feels she is wasting space with so many parking spaces that could be used on the future build area's square footage. She stated you might need to look at your codes and change them so it won't be so difficult for businesses to come here.

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

**Approve/Deny Rezone #RZ21-02-01, located 645 W. Old Hwy 65, owner Ricky Icenhower:****Motion** by Manning to approve Rezone #RZ21-02-01, owner Ricky Icenhower. Second Roe

Discussion: none

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

**Discuss Off-Street Parking Requirements Section 405.500:**

Brite state he felt the best bet on required parking spaces was to up the square footage of Hospital/Clinics from 150 to 200. We need to keep building in the future in mind. Short agreed, saying there is no crystal ball on this and our mistake could hurt either party in the future. Roes feels in Pyatt's case it's justified.

**Motion** by Foreman to change wording of section 405.500, Minimum Number of Parking Spaces Required, Hospital, clinics to 1 space per 200 square feet.

Second Manning. Discussion: none

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

Brite – We'll have Public Hearing for code change next month, April 5.

**Motion to adjourn meeting** by Manning. Second Lee.

All ayes. Adjourned at 7:45