

**Fair Grove Planning and Zoning Open Meeting**

81 S. Orchard  
 Fair Grove, MO  
 November 4, 2019

# Draft

Roll call taken by Steve Short. Don Brite not able to attend.

Present: Paul Foreman, Dan Manning, Dennis Frame, Anthony Miller, Dennis Roe, Steve Short, Travis Lee.  
 Meeting called to order at 6:30p.m.

**PUBLIC PORTION****1. APPROVE MINUTES FROM OCTOBER 7, 2019 MEETING:**

**Motion** by Roe to approve minutes from October 7, 2019 meeting. Second Lee.

No Discussion.

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

**2. REVIEW PRELIMINARY PLAT #MS1901-10-01. VARIANCE #SDV1901-01, SENECA HEIGHTS 3<sup>RD</sup> ADDITION CLUSTER SUBDIVISION; OWNER H S INVESTMENT LLC; DEVELOPER BT & TD INVESTMENTS LLC, BILL TURNER, MANAGING MEMBER:**

Derek Lee present to go over preliminary plat #MS1901-10-01. Discussed MoDot traffic regulations; if under 700 cars per day then 10ft lanes are acceptable. Storm water design from the original subdivision is no longer acceptable to the city. Lee will be using Greene County Storm Water design standards April 5, 1999 approved by the city in March 2001. This will reduce the amount of water. Short questioned water issue on Lot 6. Lee stated he will be putting fill on that lot; there will be no water problem in that yard. Short reminded Lee there is a 20ft buffer from the 100ft year storm event. Lee stated that would not be an issue.

Variance was discussed. Short not in favor of the 800ft cul-de-sac. Short discussed the issues at Vance Street and Zachary Street. Street being blocked by cars and Vance is a shorter distance than the 800ft cul-de-sac. Lee stated 800ft cul-de-sac is standard building practice in Greene County and Springfield; 500ft is not typical. Short reported Battlefield has 500ft, Republic 500ft, and Strafford has 500ft.

Lee reported Standard Engineering Practice and Fire Standard appendix D 107 allows 30 dwelling units and is considered safe. This subdivision will have considerably less than 30. Lee reported he talked to Fire Chief and he said they should be able to turn around at cul-de-sac.

Raymond Hopper City Inspector stated traffic flow is important.

Short asked Lee if a utility easement at the back of lots 1 through 6 was obtainable. Lee stated yes that could be done. Lee stated their development will reduce water flow and will make things better.

Short reported his traffic count on Willow Street should show average of 37 cars per hour between 6am to 9am. There were no more than 2 cars waiting to merge on to Orchard Blvd.

Sidewalks discussed. Money will be escrowed before final plat is recorded to make sure sidewalks will be completed. Walking trail will be woodchips and will be planting some trees. No lighting on trails; this is for private use not public use.

Lee reiterated that they must have the 800ft cul-de-sac or they cannot do the subdivision.

**3. DISCUSS STORMWATER INFRASTRUCTURE MANAGEMENT. (Short)**

Short discussed storm water infrastructure not being managed. No locates are done on storm drains. Storm drains are located on public and private property. Greene County has dedicated easements on private and public property to be able to maintain the system. More work needs to be done on this issue.

**Motion to adjourn** meeting by Miller. Second Forman. All ayes

Adjourned at 7:50p.m.