

Fair Grove Planning and Zoning Open Meeting

81 S. Orchard

Fair Grove, MO

January 6, 2025

Roll call taken by Chairman John Hayes.

Dennis Roe PRESENT, Travis Lee PRESENT, Darrin Moyers PRESENT, Tommy Voorhis ABSENT, Don Brite ABSENT,

Shawn McCormick PRESENT, Paul Foreman PRESENT

Meeting called to order at 6:32 PM

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

1. Approve Planning and Zoning minutes from December 2, 2024:

Motion by **McCormick** to approve January 6, 2024 minutes. Second Foreman.

Discussion: None

Foreman AYE, Lee AYE, Roe AYE, Moyers AYE, McCormick AYE, Hayes AYE

Old Business

None

New Business:

1. Discuss and/or approve sign permit application from Pinnacle Sign Group.

Two representatives from the church attended, Eric White and Eric Boncuk.

Hayes asked about the signs the church currently have.

White said there is an old sign on the west side and one out from the building about 60 feet.

Hayes asked if there was a sign on the front of the building.

White said there is a small sign on the front of the church, showing the Pastors name and church service times.

Hayes asked about the new sign on the North side of the building and if there would be electricity to it.

White advised that there was no electricity to the sign, but later, there will be lights installed in the soffit of the building to shine down on the sign and that there will be 2 new signs.

Hayes stated that the south side sign is 32 square feet and the north side sign is 72 square feet. The yard sign goes away.

Roe stated that churches are zoned R-1, which is residential. Residential has a special use for churches, etc. Sign ordinance states the maximum surface for signs in R-1 and R-2 shall not be more than 4 square feet, R-3 or R-4 can have a 32 square feet sign.

Hayes asked if anyone else had any questions.

Roe said to approve it, it would need to be done as a variance.

Roe explained that Planning & Zoning would write a variance and give it to the church representatives and then it would be presented to the Board of Aldermen next Tuesday.

Motion by McCormick to recommend variance for Fair Grove Assembly of God Church for Board of Aldermen approval. Second Lee Discussion: None

Foreman AYE, Lee AYE, Roe AYE, Moyers AYE, McCormick AYE, Hayes AYE

2. Discuss commercial property setbacks.

Hayes stated that Shawn McCormick did some research.

McCormick presented the information that he found from Marshfield. There are really no setback rules on the side and rear for commercial to commercial properties. They do talk about setbacks from roadways. Discussion about commercial building at 54 W Old Mill being so close to the property line and how this could cause safety issues in the future.

Hayes stated that there's nothing we can do about the Old Mill property now, but we need to have the right code going forward. Need to have at least side setbacks for safety issues.

Hayes asked what everyone's thoughts on side setbacks.

Foreman said he was surprised that Fair Grove doesn't have setbacks.

Moyers asked who would make the recommendation for the size of the setback.

Roe thinks it should be 6 feet all the way around and that Planning & Zoning would make the recommendation and Board of Aldermen would approve or deny.

McCormick asked if the setback for residential were 8 feet.

Roe stated front yard is 25 feet and side is 8 feet, back is 25 feet. Accessories structure is 8 feet rear and side. R-2 and R-3 is 6 feet on side and rear.

McCormick proposes that side and rear be 6 feet as well.

Roe stated that for Commercial you could do 8 feet or 6 feet. Current code side yard, no setbacks except for on the side of the lot 6 feet.

Hayes stated he would be good with 6 or 8 feet.

Everyone agrees that side setbacks should be 6 feet minimum.

McCormick states that he is leaning more toward 8 feet because if you do 6 feet you would have a maximum of 12 feet. He feels that 8 feet is a better number.

Motion by Roe to change section 405.320 D Sub#2 Sub letter B side yard for setback of commercial to commercial lot line to be 8 feet. Second McCormick

Discussion: Foreman pointed out that section 405.320 says to see 405.400.

Hayes stated that is concerning supplemental yard and open space regulations.

Roe said that it goes into irregular lot shapes and cul-de-sacs, etc.

Foreman AYE, Lee AYE, Roe AYE, Moyers AYE, McCormick AYE, Hayes AYE

Discussion of rear setbacks for Commercial lots.

Moyers states that he thinks 15 feet would be good.

Everyone agrees.

Hayes stated that 15 feet commercial to commercial for the rear setback would be appropriate.

Motion by Roe that we change section 405.320 D Sub #2 Sub letter C rear yard for setback of commercial to commercial lot line to be 15 feet. Seconded by Lee. Discussion: None

Foreman AYE, Lee AYE, Roe AYE, Moyers AYE, McCormick AYE, Hayes AYE

3. Discuss business licenses and safety inspections in relation to 505.040 and others related to derelict buildings and public safety inspections a licensed business.

Hayes would like to ask the Board of Aldermen what the City is doing to promote public safety in regards to commercial buildings being up to code. Because the City has no police chief right now, who is addressing this?

Roe stated that any three, the Mayor, Board of Aldermen or Police Department would assist with this and it all starts with a complaint.

Hayes stated the way he reads, it there's no annual inspection.

Roe said that the City does require an annual business license, but no annual inspection, for renewals there are no inspections. Roe also stated that the City does not employ enough staff to be able to address this concern.

Motion to adjourn meeting by McCormick. Second Lee. All ayes. Adjourned at 7:48 pm



Chandra Scott, Clerk