

Fair Grove Planning and Zoning Open Meeting

81 S. Orchard
Fair Grove, MO
February 1, 2021

Roll call taken by Chairman Don Brite.

Paul Foreman, Travis Lee, Mayor Steve Short, Anthony Miller present. Dennis Roe present by phone.

Dann Manning, Dennis Frame absent.

Meeting called to order at 6:31

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

Approve Planning and Zoning minutes from January 4, 2021:

Motion by Short to approve January 4, 2021 meeting minutes. Second Foreman. Discussion: none
Lee, aye, Roe aye, Short aye, Foreman aye, Miller aye, Brite aye.

Review Site Plan #20-12-03, BPD North Development, Property at 181 N. Orchard Blvd:

Owners LeAnn and Ben Pyatt present. LeAnn stated abiding by our codes, there is a lot of parking spots and asked if they had to have all of them.

Frame arrived 6:36

Brite said in considering the Site Plan, the Commission would go by the City codes and the recommendation of the City Engineer. Application for a variance was briefly explained.

Frame left meeting 6:38

LeAnn stated there was a lot of greenery and it would be over eating each other in time. Brite said that would be a variance also. Short stated the revised plans added parking by Pyatt's own Engineer. Pyatt said yes but it just seems that 54 parking spots is a lot and is pushing into the further build area. She feels the number of spots is excessive. Building square footage, and parking codes were discussed. Pyatt would like the Commission to wait on a decision concerning the Site Plan. She would like to apply for a Variance. Pyatt was told the Commission has until March 5th to meet the 60 day deadline of approving or denying the Site Plan and that a decision will be made in that time period whether or not she is done or in the process of applying for a Variance.

Motion by Short to table the decision of approving or denying the Site Plan until the next meeting on March 1st.
Second Miller. Discussion: none

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

Short Left meeting 7:01

Short returned 7:03

Review Sketch Plan #SK21-01-01, Poindexter Estates, Jim Poindexter owner: Owner Jim Poindexter and Engineer John Sayre present. Brite asked about the length of one of the Cul de sacs. Sayre said it is below 500 feet, per codes. Brite discussed problems with school buses turning around in Cul de sacs. David Burrell with PWSD#5 stated he has concerns of a water line being under a couple of houses and it cannot be that way. Sayre stated they were aware of that and the line will be relocated. Short stated he has worked with Poindexter on several matters and found him to be one of the best contractors he has dealt with.

Frame returned 7:15

Motion by Short to approve Sketch Plan #SK21-01-01, Poindexter Estates.

Second Roe. Discussion: Foreman asked about proximity of houses on adjoining property. Brite said there is a need for housing in the City.

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

Motion to adjourn meeting by Miller. Second Lee.

All ayes. Adjourned at 7:18