

Fair Grove Planning and Zoning Open Meeting

81 S. Orchard
Fair Grove, MO
October 7, 2024

Roll call taken by Chairman John Hayes.

Denis Roe present, Travis Lee present, Darrin Moyers absent, 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 August 5, 2024:

Motion by Roe to approve August 5, 2024 minutes. Second Lee

Discussion:

Foreman Aye, with an objection to the format. Lee Aye, Roe Aye, McCormick Aye, Hayes Aye

Old Business

None

New Business:

1. Discuss commercial outdoor storage rules and regulations and commercial privacy fences.

Hayes stated the he made efforts to get a hold of Chief Howell, but was unsuccessful. Hayes wanted to get Chief Howell's input on the privacy fence trends. Hayes said that our regulations now are that a screen fence or privacy fence go around these areas. Current trends after talking with City of Springfield and other officers, are that they want the areas screened from residential areas, but not totally screened in because the screen itself could be cause for theft problems or be a detriment to law enforcement safety. Hayes said that he looked around Fair Grove, a lot of the newer businesses and storage areas, have 6 foot fencing, which we have in our bi-laws and is fine. Hayes stated that he wanted to discuss the privacy portion and if it should be amended, to be current with the trend and safety factors or left as is.

Hayes stated that Missouri law states that any trailer or RV has to be 45 feet or less, so he would like that to be amended to 45 feet as well.

Roe asked for clarification, a trailer of 45 feet, is that from the hitch to the tail light?

Hayes answered that it is from the tongue to the tail light. It would benefit the city as well because compensation would have to be made for the turnarounds and access to the longer length and we would have better access for the fire department to get in.

Hayes also stated that Kum and Go is unique, but if someone has a property they are developing for commercial, the city has zoning in the commercial ordinances that they have to be a certain number of feet from that R-1 property.

Roe stated he is ok with the 45 foot length.

Hayes said that he would be good with amending the privacy fence ordinance to where it actually joins the R-1. If they were to fence, it could be open, unless it touches R-1. This would be safer for law enforcement.

Motion by McCormick to amend it to 45 feet. Seconded Foreman.

Discussion:

Foreman Aye, Lee Aye, Roe Aye McCormick Aye, Hayes Aye

Hayes asked for more discussion on the privacy fence and if there was a preference to moving it or amending it to when it abuts an R-1 property?

McCormick stated that he feels it makes sense. As long as you have a buffer between R-1 or any residential whatsoever.

Hayes asked for a motion.

Motion by McCormick to amend the privacy fence when abutted to any residential property. Seconded Lee
Discussion:

Foreman Aye, Lee Aye, Roe Aye McCormick Aye, Hayes Aye

2. Discuss possible minor subdivision located at 207 W. Cherry Street.

Hayes stated that this is a preliminary discussion and asked Roe to give history.

Roe stated that Charles Huff had previously requested the property to be rezoned to R-3 and then requested R-2, and he wanted to build multiple duplexes from a common driveway.

Hayes asked how many lots Huff is wanting the property divided into.

Scott stated that she believed it was 4 lots.

Roe stated that the property is 1.6 acres.

Hayes advised that if divided into 4 lots, that there wouldn't be driveway access to the back lots.

After discussion and calculation the board decided that if Huff is wanting to divide the property into 4 lots that it would not be enough space and could not be done. Board thought that the property would work well for 2 lots, but would not qualify for a cluster subdivision.

Motion to adjourn meeting by Roe. Second Lee. All ayes. Adjourned at 7:01 pm


Chandra Scott, Clerk