

Fair Grove Planning and Zoning Open Meeting

81 S. Orchard
 Fair Grove, MO
 June 3, 2024

Roll call taken by Chairman Don Brite.

Dennis Roe present, Travis Lee present, Darrin Moyers present, Thomas Voorhis absent, John Hayes present, Shawn McCormick present, Paul Foreman present.

Meeting called to order at 6:30 pm

PUBLIC PORTION –**1. Approve Planning and Zoning minutes from March 4, 2024:**

Motion by Roe to approve March 4, 2024 minutes. Second McCormick. Discussion: Hayes asked on bullet number two, first paragraph, if I meant Roe instead of Schowe. I stated that the minutes are correct, as Schowe was presenting information to the board.

Foreman aye, Lee aye, Hayes aye, Roe aye, Moyers aye, McCormick aye, Brite aye

2. Discussion of rezoning for 10 West Cherry from R-1 to R-2:

Discussion:

Evan Fullerton introduced himself and stated that he graduated from Fair Grove in 2017 and his family is from Fair Grove. Evan began his presentation. Picture #1 is of property he would like rezoned. The 3rd page shows other R-2 properties in the area. It makes sense for the location. 4th page is property information, current owner is William Fullerton. William no longer lives there, he lives with Evan's aunt. The lot is .27 acres, current zoning is R-1. Option 1 – Renovate the house, but it does have problems. There are structural problems, the roof is leaking, it has mold, electrical issues and no HVAC. Siding and trim needs replaced. To sum up, everything is bad. Cost of renovation would exceed the houses worth and it's not aesthetically pleasing. I can renovate and get it livable. It won't be perfect and not the high quality I would like. Option 2 - I can build a duplex with no yard upkeep for tenants. Community members would be proud of heightened quality. Page 9 is the layout of the duplex. It would have single car garages. Last page shows the boundaries if building a 70 X 40 foot duplex. If I were to use these boundaries I would have a 30 foot driveway and be 13' away from E property and 9.3' away from west property line. I don't know all codes, but I believe that would be in the allowable limit. That concludes my presentation. Any questions? McCormick asked is it meets setbacks? Roe doesn't believe that it does. Hayes stated that the street address is Cherry and that the front and back setbacks are fine, but sides will be tight. Moyers said that it looks like putting a duplex on the property is going to be getting close to the setback. Evan says he can do certain things to meet the setbacks. Foreman asked if he can he do a two story building? Roe said those are generally called townhouses. Hayes suggested to push garage forward and make the duplex narrow. Roe asked about the street classification for Orchard? Brite thinks it is a collector street. Roe said that if it's arterial it will be more of a setback. Hayes asked if we're willing to change to R-2, are you willing to make changes to the plans. If rezoning gets approved here, then it goes to Board of Aldermen. Site plan must be submitted and then get the building permit. When are you going to be the official owner? Evan said that he doesn't have a closing date, probably in a month and that he has already paid back taxes on the property. Roe state that there is more income from a duplex. Evan agreed. A single family dwelling probably would not pay off, a duplex just makes more sense. Brite commented that Fair Grove needs more beds. McCormick asked if the properties across the street are R-2. Brite stated that most are commercial. Moyers said it would be a difficult lot to design a duplex. Evan said it definitely is a difficult site, but I can find a blue print that will work. McCormick said he would be good with changing it. Hayes advised to possibly make the shape of the duplex fit the lot. Hayes asked if there were any water and sewer issues. Roe asked if it was connected to city sewer. Hayes stated that the sewer is something to budget for. Roe said sometimes septic may have to be dealt with, it's a part of city code. Brite stated, to move forward, you would need to get the property in your name and get the paperwork and then it would be posted for Rezone.

We can't have a public hearing until Evan is the owner of the property. Once we vote Aye, it goes to Aldermen. So 2 more meetings. McCormick stated he believe that you are on the right track. This is just a formal discussion. Hayes said it's a good thing. Roe said we appreciate people that are proactive. Brite doesn't see a problem. We've got R-2 property within a block of that property. Roe said that when you close on the property, come to city hall and talk to Chandra and get the setback information. When you go to the engineer to get the floor plan designed that will help. Brite asked if there were any more questions. Evan asked if he needed to find some examples of blue prints and then come back. Brite said, we need you to own the property, then we need to hold a public hearing, have the public give input, then we will give board of aldermen a recommendation. Personally I don't see an issue with it. We can't spot zone, but I don't see that happening, because there are other R-2 close. We have to have public input before we can make a decision. Then it will be your responsibility to get the duplex to meet the setback requirements.

3. Discussion of shipping containers used as tiny homes, storage, etc.

Brite stated that Steve Short and I were supposed to move forward and I dropped the ball. I looked for information today, but didn't find anything. So were back to where we were in December. McCormick asked if anyone is asking or is this just being proactive? Roe said that it's just being proactive. Hayes commented that there are some people on Facebook asking about shipping containers and that the city has nothing on the books about them right now. Brite asked how we need to move forward on this. McCormick thinks we need to table it. Brite believes that we need input on it. McCormick volunteered to do research. Hayes stated that smaller towns are putting them in the same category as mobile homes and that if used as storage, they needs to comply with the storage shed codes we have right now. We need 3 or 4 examples from other towns. Moyers is concerned about setbacks and wants to make sure they are big enough. Hayes said that the city also needs to differentiate between temporary and permanent since contractors use them for storage of tools, etc. They should be allowed by permit and then no occupancy permit until it's removed. All agreed to table and let McCormick do some leg work.

4. Elect Planning & Zoning Chairman, Co-Chairman, and Secretary for 2024/2025:

Roe stated that he spoke with Brite and Brite is more than willing to step down. Roe also called and spoke with Hayes and Hayes has good experience and is willing to serve as long as Don doesn't want to do it.

Motion by Roe to elect John Hayes as Chairman. Second Foreman Discussion: None

Foreman Aye, Lee Aye, Hayes Aye, Roe Aye, Moyers Aye, McCormick Aye, Brite Aye

Roe asked Lee about serving as Co-Chair again. Lee stated that he really would like out of the position.

Motion by McCormick to nominate Don Brite as Co-Chair. Seconded by Roe.

Discussion: None

Foreman aye, Lee Aye, Hayes Aye, Roe Aye, Moyers Aye, McCormick Aye, Brite Aye

Motion by McCormick to nominate Paul Foreman as Secretary. Seconded by Hayes. Discussion: None

Foreman aye, Lee aye, Hayes aye, Roe aye, Moyers aye, McCormick aye, Brite aye

Next month John Hayes will be Chair, Brite will be Co-Chair and Paul Foreman, secretary. Next meeting is July 1st.

Motion to adjourn meeting by Lee. Second Hayes All ayes. Adjourned at 7:08 pm



Chandra Scott, Clerk