

Fair Grove Planning and Zoning

81 S. Orchard

Fair Grove, MO

September 3, 2025

Darrin Moyers and Shawn McCormick took Oath of Office before meeting started.

Charles Huff made P&Z Commission aware that he would like to change the rezone from R-4 to R-2. After discussion, the decision was made to cancel the Public Hearing for Huff Rezone #RZ25-06-01. Huff will submit a new application for a rezone from R-1 to R-2.

Roll call taken by Chairman John Hayes

Roe PRESENT, McCormick PRESENT, Petty PRESENT, Lee ABSENT, Moyers PRESENT, Foreman PRESENT, McMains ABSENT

Motion by Roe to approve the agenda as printed, with the exception of the public hearing for rezone #RZ25-07-05. That, that be removed from the Public Hearing tonight. Seconded by McCormick

Roe AYE, McCormick AYE, Petty AYE, Moyers AYE, Foreman AYE, Hayes AYE

Opened Public Hearing at 6:23 pm

Public Hearing – To consider Text Amendment TX25-06-01 by adding the phrase “Two (2) stories above grade” and the phrase “whichever is less” to the city code.

Hayes - Currently we have structure height capped at 35 feet that will remain and we are wanting to add in “two stories of above grade” or 35 feet “which is ever is less.” So basically just adding the “two stories above grade or less.” Anybody that wishes to speak on that topic? OK, Mr. Hodges.

The Public Hearing will proceed as follows: The petitioner will step up to the podium, state name, and be recognized by the Chairman. The petitioner will be given 5 minutes to speak. Those in favor of and those opposed, will be given 3 minutes each. Maximum time limit for Public Hearing will be 30 minutes. Public Hearing will remain open at a minimum of 15 minutes.

Petitioner:

Those in favor of:

Those opposed to:

Franklin Hodges, 11 Maple St. I didn't know we had that in ordinance and stuff already. Why are we wanting to change it?

Hayes - For several reasons, basically current code that just came into effect two years ago, we followed Greene County. When it comes to fire codes and it's detrimental to the contractor as well as the city liability wise is if we go to three stories. They're mandated to have the entire building sprinkled and we do not have sufficient water pressure to guarantee water supply to that sprinkler system. And so the entire town is two stories or under right now. So that's basically a means of just trying to hedge the bet, continue construction where it needs to be by the contractors, but keep, not the 35 feet instead of having three stories and a flat roof, we could keep it at two and have a normal pitch roof. Don't have to go into the current fire codes and the sprinkler system and all that either.

Hodges - I talked to the Fire Chief on another deal back and everything. He had no problem with three story stuff.

Hayes - Which Fire Marshal?

Hodges - Our Fire Chief.

Hayes - Yeah, and all this goes through Green County. So I spoke to him as well as all of the Fire Marshals and code officials in Springfield, and we would be under that if it was three stories or more, we would be mandated to comply.

Hodges - What would we have to? I'm looking for in the future? People wanting to come out here and build, you know, I don't want us to hinder anybody that comes out here like I don't see nothing wrong with it personally, no if it's up to some other code, I guess we would have to meet that. But I just curious why you know?

Hayes - Well, aesthetically, it'd be, you know, if you go three stories, then you're going to have a flat pitch and almost no roof line. So it's going to be a very different architectural style than currently what's in Fair Grove, which again, that's personal opinion, that doesn't matter either way to me. My concern is the city liability.

Hodges - Why would the city have liability?

Hayes - Because if we can't supply pressure and there's a fire there....

Roe - We issue the building permit, Franklin, that's why we become liable.

Hodges - I don't see how we become liable?

Roe – Yes we do.

Hayes – Because if there's a fire and the sprinklers go off and there's no water there. It falls back on the water district, so yeah.

Hodges – Well, like I said, I've talked them too and they said we can handle the water stuff.

Hayes - Well, I talked to Mr. Short about it as well and he's on the water board.

Petty - The difference that you're talking about Franklin, is the Fire Department, which would respond to the fire and use their fire trucks versus the public water supply having enough pressure to be able to put out a fire on three story building. The code requires that we have sprinklers installed inside of the structure. And the City of or the Public Water Supply District cannot supply the water. Us approving them to build that and put sprinklers in, is us saying that we can effectively put out a fire with the water that we have and we cannot. It doesn't have to do with the fire department, they can respond and they can....

Hodges - I talked to him before over a deal and they had no problem with that. They told me that.

Hayes - There's a way around that as a builder. What they can do, and this is what I talked to the Fire Marshal about also. What you're talking about is the actual ability to put out a fire which, like Kelly was saying. That's their part of it, but this is per code in the construction process itself. So if we can't supply water pressure, there's literally for every structure, there's about \$100,000 to \$150,000 extra that the contractor has to put into each of those structures to put in holding tanks, pressure pumps and valves and systems and all that kind of stuff. So basically, they've become their own water supply with holding tanks for the minimum required for the code for that third story. And again it just comes back to the third story.

Hodges – Like I said, I'll use Kum N Go for example. They've got a place on the outside and they pump into the system.

Hayes – Correct

Hodges - That can't happen on some other building?

Hayes - No. If you go three stories, code currently says that you have to have internal sprinklers in the ceilings and a complete automated system that will basically suppress the fire long enough for the people to evacuate the building.

Hodges - Like I said, I was looking at buildings all day today, you know, in Springfield and stuff around, you know, three stories, four stories, there's different things. Just wanted to see what this is all about.

Hayes - Yep, yeah. And all those that are new construction when if they pulled their permit for construction within the last two years, they would be on the new IRC law and regulations

Hodges – So they have to have a sprinkler system on a two story building?

Hayes – No, not on two stories or less. Only if you go three story and it's not just on the top floor, they have to sprinkle. The entire building then. Yes, Steve.

Steve Short, 70 East Willow - I would have liked to have seen the city engineer's hydraulic report, when we're talking about fire flows and because there are numerous areas where we, the water district, which I am no longer on the board. There are numerous areas where there is sufficient fire flow. And so I think that a professional review with the water district, instead of going on by guess and by golly would be appropriate before ordinances are changed. If that is the driving, the driving reason.

Hayes - That and the expense to a contractor, which I think personally would deter a contractor. You know, being one in the past if you said, you're going to have to spend an extra quarter of a million dollars on these buildings to build them, that would be a detriment. But to your point, the hydraulic report that we looked at was the last one that was published. In fact, remember you and I went through it as well and looked at the gallons per minute as well.

Short – Yes.

Hayes - So with that, again, there are certain areas, but right now for what you told me too was that we don't even have sufficient flow to put out a fire from our existing fire hydrants. So how could we support an internal, when we don't have big enough lines.

Short - And my reply to that comment would be it would depend on the location and that is where I think that having a detailed engineering setting by the city engineer would provide firm footing for making a decision.

Hayes - Well, but again, we can't spot zone, so we can't say it's OK to put third story over here, but not over here. That would be basically arguing against somebody's property just because they owned it in a certain area, so it's not really fair.

Short - And that's the water district and I think I've shared this also that that if recollection is correct in their ordinances, they say they do not provide Fire Protection. And that goes back to the fire protection because of liability issues. So again, I think that a detailed report would be an advantage to make an important decision.

Hayes - And I'm not against like if we're going to put this in here and a builder came in and said they want to put a five story building in and they're going to follow all the codes and everything else and you know we need. To do a performance report at that time, we could do that too.

Short - Before you make the code, I think having a firm foundation, just like in your building would be a good way to proceed.

Hayes – Sure, agreed and that's why we went off the old report, the latest one that was published.

Short - And what was at the ISO report? The last ISO?

Hayes - It was the one you said that was done like 3 years ago.

Short - Then you saw numerous areas where there was 300,000 gallons of reserve if I recall correctly and up to 100 PSI. Right under 100 PSI at the main with each fire hydrant giving, in that report, every fire hydrant. Giving the calculated fire flow which many of them over 2,000 gallons per minute, but there are areas where that is not. An example would be Northview, where that was built in the early 60s for prior to the current standards that require an 8 inch water main. That was a 2 inch water main.

Hayes - And that's why, to Franklin's point, when they show up with their trucks, the fire department has their own pumps on board. So they're basically looking into the highest flow and then boosting it from there, so.

Short - Correct. That's as it is.....

Hayes - Whereas building code, if they're building it into, you know that structure, it's a whole different ball game.

Short - That's the sprinklers that are existing sprinklers in the Fair Grove Methodist Church and the complete building sprinkler at the Fair Grove Mill and also in portions of the school that have existing sprinkler systems.

Hayes - Thank you. OK, anybody else have any other comments? All right, we've got 3 minutes left of the open meeting. Questions.

Petty - At our meeting that we talked about this originally. We talked about how this is a safeguard for right now for the water supply district, if Fair Grove in the future upgrades their water system and a structure like this came forward and was approved. This is not a forever kind of change, it's as of right now with the system that we have and if it comes up in the future, it's the intent is not to deter growth or deter contractors from coming to Fair Grove. But it is to protect the system that we have and the constraints that we have right now.

Hayes - Absolutely and I'll reiterate again what I said earlier is that you know, if somebody comes in a developer or a builder and they've got a specific property now we can do exact research on where that physical property is and then it becomes just a simple, you know, variance or whatever it would go through just approval process just like it normally would.

McCormick - Well, I'll make one more comment too. A fire suppression system for a three story structure with that many you know, with several units, that's going to require a lot of water flow, a lot of water flow. So it it's different than having a fire suppression system in a one story

structure with limited walls, that sort of thing. So anyway, I'll leave it at that. I mean there's a lot to consider.

Hayes - Exactly. I mean it's PSI and then briefly Steve mentioned it, but it's the gallons per minute, the flow rate that can go through those pipes.

Hodges - But when the sprinkler system goes off, it's not every one in the whole building going off. It would just be that room.

Hayes - It does trigger the entire building.

Hodges - It don't set the whole building off.

Hayes - It can. It depends on how it's set up.

Hodges - Inaudible.

Hayes - It breaks the fusible link.

Hodges - You're not going to say something that needs 1000 gallons per minute to the whole place. You might be talking 25 or 50 or whatever.

Hayes - If the fire was on the 3rd floor Franklin, then everything below that's going to trigger automatically because they have to have the path to escape. That's the new IRC code.

Hodges - If there is no fire there, it aint going to set it off.

Petty - It will.

Hayes It will because the way that the systems are designed is to provide an escape path for the people. So if you're on the 3rd floor and the fire triggers on the 3rd floor, what I'm not sure about is if something triggers on the 1st floor, it may not trigger beyond the first floor. But again that would be the control systems. I know there's a lot of control systems.

Hodges - Inaudible. It would be foolish to set off a whole building.

Hayes - But that's what happens in commercial right now. If I had sprinklers in here and I set this one off the whole building sets off.

McCormick - It's to prevent the fire from spreading and to let everyone.....

Hodges - Well, I mean, you wouldn't flood everybody's place. Places I've been around it was one area, that's it.

Petty - They were probably designed and built prior to this new code that requires it to be able to sprinkle the entire structure.

Hodges – Like I said, it would be foolish flood everybody, because of the fire over here and there was nothing over here.

Hayes - Well, it's per building, it's not. They're not going to if there's multiple like the apartments down here. Yeah, it's not. It's just going to set out that one building.

Hodges - Wherever the fire is, that be the only one involved.

Hayes - You're talking about like if it was on apartments like down here?

Hodges - This room here caught on fire and you have the sprinkler here.....

Hayes - The whole building goes off. That's the code.

Hodges – It shouldn't because you're turning on this one sprinkler. My experience

Hayes – Ok. The code is different now. Commercial has always been that way because they have to protect the building, but they also have to provide a safe path of exit. And we are we're 15 minutes. So I will look for a motion to close the open meeting.

Motion by McCormick to close the open meeting. Seconded Foreman.

Roe AYE, McCormick AYE, Petty AYE, Moyers AYE, Foreman AYE, Hayes AYE

Hayes – Left public open meeting at 6:49. Yeah, board discussion or just go into a motion? This one doesn't have that on here.

Scott - That's just an agenda.

Hayes - OK, follow this one.

Scott - We should have done a motion before we adjourned the public hearing.

Hayes – It's after because it says "left the open meeting, then motion"

Scott - Well, we never left the public hearing to go into open meeting because we discussed it the whole time the whole 15 minutes, so we wouldn't necessarily have to make a motion to leave it. We could just go on into open meeting and do roll call.

Hayes - I see. Ok, we'll just go into open meeting and I'll take roll call.

Roe – We do need a motion to approve the.....

Scott – You need to be in some sort of meeting to do a motion.

Hayes – Well just take roll call and go into the regular meeting then, correct?

Scott – I don't know.

Hayes - OK. Can I have a motion to reopen the open meeting?

Scott - The public hearing.

Hayes – The Public Hearing.

Motion by McCormick to reopen Public Hearing. Seconded Foreman.

Roe AYE, McCormick AYE, Petty AYE, Moyers AYE, Foreman AYE, Hayes AYE

Hayes - OK, now we're looking for a motion, correct?

Scott – Yes.

Hayes - OK. Looking for a motion to approve the text Amendment TX#25-06-01.

Motion by Roe to approve the recommendation of text amendment #25-06-01 to the Board of Alderman. Seconded McCormick.

Roe AYE, McCormick AYE, Petty AYE, Moyers AYE, Foreman AYE, Hayes AYE

Hayes – All right, now I'm looking for a motion to close the public hearing.

Motion by McCormick to close the Public Hearing. Seconded by Roe

Roe AYE, McCormick AYE, Petty AYE, Moyers AYE, Foreman AYE, Hayes AYE

Hayes - All right, so now we're on to discussing the package, correct?

Scott – Yes, we're on to the Open Meeting.

Hayes - Call the open meeting to order at 6:52. Looking for a motion to approve the previous minutes.

Danderson – Don't you need a roll call here? Call the P&Z meeting to order right now. Don't you need a roll call, approve the agenda and all that?

Hayes – I just did.

Danderson – No, not to approve it.

Hayes – Ok. Sorry.

Scott - We need roll call, Call to order and then we need to approve the agenda.

Hayes – Roll call.

Roe PRESENT, McCormick PRESENT, Petty PRESENT, Lee ABSENT, Moyers PRESENT, Foreman PRESENT, McMains ABSENT

Hayes – Now we'll call to order at 6:53 pm.

Roe – Motion to approve the agenda.

Hayes – Motion to approve the agenda.

Motion by Roe to approve agenda as printed. Seconded by Moyers.

Roe AYE, McCormick AYE, Petty AYE, Moyers AYE, Foreman AYE, Hayes AYE

OPEN MEETING

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

OLD BUSINESS

Discuss and or approve electronic delivery of monthly Planning and Zoning Packets.

Discussion:

Hayes – Ok, we'll go to the old business and discuss and approve it and or approve the electronic delivery of the monthly package. So I did talk to Chief Riggan today and went through and he and I had basically agreed with... Sean and I were just talking as everybody was walking in. Which is basically a hybrid version. We will stop using the Police Department to distribute packets. We will send a single PDF out to everybody electronically and then the packets will be available to pick up here before the meeting if somebody wants paper packets. So that's my personal opinion. I think, Sean, that's what you were saying. That's what Chief Riggan had said you guys were doing too and Franklin's packet was being printed.

Hodges - I get mine on Friday. But I don't think that Sara would be making for everybody just for the first one, so she wouldn't be.

Davis – Whoever wants one.

Hodges – Inaudible.

McCormick - Here's my opinion on that. So if we're going to have a hard copy in front of us during our meetings, we might as well print them all beforehand. If someone wants to pick it up early, they can. It would be no different than the way that we're doing that today. If they don't stop by to pick it up and it's here for them to have during the meeting.

Petty – I don't need a paper packet.

McCormick – You don't want paper at all.

Petty – No, I can look at it the same way that I do during Aldermen meetings.

Hayes – You have a laptop or something?

Petty - Laptop or tablet? I don't need a paper copy. What we do for the Alderman meeting is it's by request. Sara knows that Franklin wants a paper packet, so she has his packet ready. And he comes and picks it up on Fridays. So it's Aldermen preference and if preference is to have a paper copy to come pick up....

McCormick – Same difference to me.

Hodges – Well I take my packet and I read it and I highlight everything. So when we come to the meeting and there's a question I've got it highlighted to remind me. And then I've noticed some of the other people on the board, they're using their phones.

Hayes - Yeah. I talked to Chief Riggan, I said because P&Z does with all the maps and everything. I don't have a laptop that I can function with, and you know even then it's hard to blow stuff up and move it. Around I kind of spread out and looking for stuff, so I personally would like a packet, but I believe that. You know, and talking to Chief Riggan and the job he's done in the last 4 1/2 months is totally commendable with all the meth and people he has taken down and everything else. So I want to keep him on that track and free up, you know, as much as we can. And if that means not delivering the packets to eight people at the end of the month, that's great. If we need to pack it, I want the packet or you or anybody else wants a packet, we'll have it available here. We'll have it for the meeting, but you know, my opinion is, is we do away with the Police Department delivering them, which is the main resource we're trying to allocate to.

McCormick – Agreed.

Foreman – I don't see that as an issue, but that's ok. I don't need to I guess, but I do want a paper copy in front of me so I can take notes on it if I want to. And if I happen to miss Friday, I expect to be able to pick one up when I get here.

Roe – I'm ok with that.

Hodges – Mine's waiting on me. I've waited until Monday, not Friday and Sara has it sitting there waiting on me. It's not going away before the meeting.

McCormick – Well, I think if we request a paper copy, it will be here, if you don't pick it up before the meeting, you can pick it up when you get to the meeting.

Hayes - But I believe everybody needs and the point that Mark and I were talking about is, is that the digital copies are still nice to have in advance. Like when they are ready to go and they go out four or five days. We can read through that. I mean, I would read through that absolutely love the electronic copies. Just when we get to a meeting, I want to spread out and like you said, it's nice to highlight it. I will come up, I will pick up my packet, you know early and everything else. And Paul, if you want one ready to go when you walk in the door. It's you guys's choice. We just don't want to tax the Police Department, with the responsibility of delivering those. You know, is what I talked to Mark about.

Roe - I want to share a couple of comments, mostly for Paul's benefit that I learned from John before the meeting started in his discussion with Mark Riffin. Number one, many times there's confidential information in the packet. Many times people aren't home when the packets are delivered, which means they lay out there on the step, so that's not a good thing. Have confidential information.....

Hayes - He was concern with porch pirates or any privacy information that could be inside the packets.

Foreman - Yeah, yeah.

Roe - And secondly, you know you commented and I myself commented, I like to see the face of the police officer. Yeah, many times I am around or my wife is around and there's a little conversation there. The officers have told Mark Riffin most people are not home, they just leave the packet and go on. So there's only a few of us that are usually around when they are delivered, so that's not a valid reason for them to be delivering them because most people are not home.

Foreman - Yeah.

Moyers – I wouldn't even know if there was a Police officer delivering it, I've never seen anyone.

Roe – You work late.

Hayes - OK, any more discussion? So I guess I'm looking for a motion to something to the effect of what we were just discussing.

Motion by McCormick to change the way that we receive our packets to electronic with the option of having a hard copy ready to pick up prior to the meeting. Seconded Roe.

Roe AYE, McCormick AYE, Petty AYE, Moyers AYE, Foreman AYE, Hayes AYE

Moyers – Do we need to update emails?

Hayes - Do you have the updated spreadsheet?

Scott – I just handed out updated... If your e-mail or something's not correct on there then let me know and I'll change it.

Hayes - So by show of hands, who would like hard copy ready either prior to or at the meeting? You're good with digital, OK, just 4 then. And I assume like when you guys scan everything into a PDF and it's sent out electronically, that it would be ready to pick up that packet that day, right?

Roe – We've got two people missing.

Scott - I'll have the packets ready and available by end of day on Thursdays, before the meeting on Monday, so if they want to pick it up Thursday afternoon or Friday or whenever.

Hayes - Well, I was just thinking like if we get the electronic copy, then we know that by that evening we could pick it up Thursday afternoon or evening.

Scott – Yes, absolutely.

Hayes - OK, perfect. All right.

Hayes - On to the new business looking for a motion to approve the minutes from our last meeting of August 4th, 2025.

NEW BUSINESS

Approve Planning and Zoning minutes from August 4, 2025:

Motion by **Roe** to approve August 4, 2025 minutes. Second Foreman

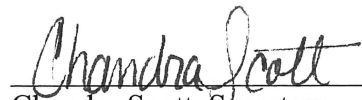
Discussion: None

Roe AYE, McCormick ABSTAIN, Petty AYE, Moyers AYE, Foreman AYE, Hayes AYE

ADJOURNMENT

Motion by Foreman to adjourn at 7:03 p.m. Seconded by McCormick

Roe AYE, McCormick AYE, Petty AYE, Moyers AYE, Foreman AYE, Hayes AYE


Chandra Scott, Secretary