

**Fair Grove Planning and Zoning Open Meeting**

81 S. Orchard  
Fair Grove, MO  
March 4, 2024

Roll call taken by Chairman Don Brite.

Dennis Roe present, Travis Lee present, Darrin Moyers present, Steve Short present, John Hayes present, Shawn McCormick present, Paul Foreman present.

Meeting called to order at 6:29 pm

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

**Old Business**

**1. Discuss the use of Shipping Containers as storage units, tiny homes, etc.**

Brite and Short will bring a recommendation to the board next month.

**New Business**

**1. Approve Planning and Zoning minutes from November 6, 2023:**

Motion by Short to approve November 6, 2023 minutes. Second Foreman

Discussion: None

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

**2. Preliminary discussion about conceptual plan for an apartment complex, Tim Schowe.**

Hayes asked if the property will be a low income property. Schowe explained that there are no government subsidies, so they would be able to rent to anyone.

Schowe stated that there will need to be a variance to the parking space requirement, units per acre requirement and a rezone. We are proposing 164 parking spaces and 72, two (2) bedroom units. Asking for a variance of 20.7 units per acres.

The "R-4" Multi-Family residence district is intended to allow for multi-family residential development with densities of up to approximately eleven (11) units per acre.

Multi-family dwellings – 1.5 spaces per dwelling unit with ground floor entry and living space; 1 space per dwelling unit for multi-family units limited to the elderly; all other space multi-family require 1 space per bedroom in each unit plus 1 additional space per unit in the development.

McCormick asked when was the last time we updated the parking spots and units per acre ordinances. Short stated that in Greene County there is a lot of variation. On units per acre Fair Grove is tighter on what is allowed.

Brite asked that if this project happens, who would manage the property. Schowe explained that a management company would take care of things and perhaps one of the units would be an office.

McCormick asked if that many people in the complex would cause traffic issues in the mornings, Schowe thinks that with Hwy CC being a MODOT road, typically you wouldn't see issues and that they may need a MODOT study.

Hayes stated that there will be two entrances to the parking lot, which is favorable for emergency vehicles.

Brite asked if the property was already owned. Schowe said that they are in the process of purchasing the property, but wanted to check with the City. The property is being bought and planned by two (2) experienced investors.

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Hayes asked if the variance wasn't approved, would you draft another plan. Schowe explained that they would not, because it doesn't work out financially.

Short stated that this was the site of the potential Sonic. After that, there was a company that wanted to put in RV sales with overnight parking for RVs. It's an attractive area that lays nice with easy access to the highway.

Roe asked if there is a requirement for fire hydrants. Schowe stated that fire code would be met as well as ingress and egress for emergency vehicles.

Brite stated that there is a brand new 6" line and fire hydrant at Northview Circle.

McCormick stated that there will only be 16 parking spaces short. However, the units per acres is the huge difference.

Foreman asked about a common area for things such as dog walking, etc. Schowe explained that there is an old gas line on the property and would create a gap in between the buildings and that would be a good place for a common area. Short said that the gas main is abandoned. Schowe said it has been discussed and it could be paved over. They will leave it be and work around it.

Roe and McCormick like the idea, but feel that the units per acre number variance will be a big deal.

Short stated that in the past, the city has not been very favorable with variances. Short will gather information from other cities. McCormick feels that we need to look at cities our size. It's important to look at see if we are dated and losing out.

Roe stated that the Planning & Zoning Board like the idea, but are cautiously optimistic.

Schowe thanked everyone for their time and left the meeting.

McCormick feels that when the units per acre are double what the city ordinance allows, it's going to be tough.

Roe thought it would be easier to do a variance on the height.

Brite felt that it might look out of place. It will be the tallest building, on a high elevation. I live in that neighborhood, but I could deal with it.

Moyers stated the he is worried about the traffic on CC hwy. Roe said MODOT will probably do a study and possibly add a turning lane. Most people will be going to Springfield and turning on 65.

The question was asked what utilities company would service the site. Short thinks that Southwest Electric would possibly service the complex.

### **3. Review the Future Land Use in the 2017 Fair Grove Comprehensive Plan:**

Roe stated that Jake from SMOG is organizing the Comprehensive Plan review and would like us to review land use and see if we have any changes. I've glanced at it and nothing stands out to me.

Brite said that for future land use, we've got a lot of agricultural land. Looking to the future, where are we going to grow to, if it continues to be agricultural land?

Roe said there are differences between the current zoning maps and the land use map that is in the Comprehensive Plan book. It needs to be updated.

Brite asked, what is SMOG wanting? Roe answered, they are wanting us to provide updates and then look at future land usage.

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Short stated that we need to look at sewer availability for residential growth.

Brite stated that the Comprehensive plan is looking out 5-10 years and we wouldn't have to have infrastructure in place right now.

McCormick asked when do we need to have this done.

Roe stated that the next Comprehensive Plan meeting is coming up soon. Do we want to put it on the agenda for next month and have time to compare?

**Motion** by Roe to review the current zoning map and make recommendations for the future land use.

Second McCormick

Discussion: None

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

**4. Discuss Comprehensive Plan survey – shortened version or no survey at this time:**

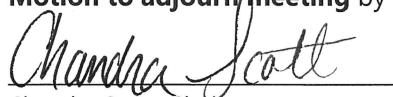
Roe stated the survey that Jake with SMOG, proposed is 13 pages long and is very concerned if we would get responses to it, because of the length and current political situation. Jake proposed that rather than doing a completely new comprehensive study, that we take the old study and update it. We could accomplish that with a shortened survey.

Hayes asked if Jake could provide the shortened survey. People could complete the shortened version and updates made from that.

General consensus is to do a shortened survey that Jake can provide for us.

Short will provide email address for all members of Planning and Zoning to have access to diamond maps.

**Motion to adjourn meeting** by Hayes. Second Roe. All ayes. Adjourned at 7:40 pm



Chandra Scott, Clerk