

Fair Grove Planning and Zoning Open Meeting

81 S. Orchard
Fair Grove, MO
June 5, 2023

Roll call taken by Co-Chairman Travis Lee.

Darrin Moyers PRESENT, Steve Short PRESENT, John Hayes ABSENT, Shawn McCormick ABSENT, Paul Foreman PRESENT, Don Brite ABSENT Dennis Roe PRESENT

Meeting called to order at 6:31 PM

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

Old Business - None

New Business

Approve Planning and Zoning minutes from May 1, 2023:

Motion by Short to approve May 1, 2023 minutes with corrections made to Co-Chairman and Secretary.

Second Roe, Discussion: None

Foreman AYE, Lee AYE, Short AYE, Roe AYE, Moyers AYE

Approve/Deny site plan for Swan Estates; property located at 215 & 273 E. Old Mill Rd, Owner Karla Lampe:

Karla and her contractor were given a copy of the letter from Own Engineering, in response to the preliminary site plan that was sent to Andrew Novinger. Short says we all need to be in agreement that Karla will provide the information that was requested by Andrew Novinger, Own Engineering. Karla's understanding was that this was a rough sketch and didn't realize she needed more information. Planning and Zoning Commission agreed that this was a preliminary site plan. Everyone agrees that there will be a full set of engineered plans for final approval and that the Civil engineer will be giving input on the site plan.

Roe stated that he likes the emergency turn-around and that the layout should comply with the minimum length for dead end streets. Short believes the minimum length for dead end streets is 800 feet. Short says he believes it will be under the length required. The code minimum is a 40' radius on emergency turn-arounds. Instead of two small radius, make one continuous turn-around to accommodate large trucks. Roe agrees that it needs to be around an 80' diameter.

Roe stated that two entrances would be best, but MODOT will not allow the two entrances across from the post office. Karla stated that MODOT wants the entrance where it's currently located on the site plan. Karla will ask MODOT again about entrances.

Short stated he would like to go through the list of recommendations from Andy Novinger, one by one.

- 1 Short says it looks good except for down on the SE corner there might be an issue. It's a side yard next to a street. Side yard on a street could be 30 or 45' from the center line of the road, plus the side yard. Karla says it's 6' not 20'. Short stated that a side yard on a street is 20'. Short stated that it's a special corner, because it's bordering a street. Set-backs needs to be shown everywhere (front yard, side yard). Karla will double check with engineer on setbacks.

- 2 & 3 Storm water detention – Karla says civil engineer (Wagner and Assoc) will be providing information on storm water detention.
- 4 Short stated Landscape buffers in Article 10.
- 5 Entrances – Short stated water should not spill out into street, but be diverted into the ditch.
- 6 Right of Ways – Short states that Karla’s engineer can talk to the city engineer for clarification.
- 7 Lot size for R-4?
- 8 & 10 Zoning issues already addressed. Property has been rezoned to R-4
- 9 Utility easements are going to be located. Extend water and sewer lines to service the properties.
- 11 Check on City code for maximum length of dead-end street.
- 12 Karla will ask MODOT again about moving the second entrance.
- 13 Emergency turn-around – Emergency turning radius is 40’ radius (80’ diameter)

Short stated that Duplex #10 looks like the structure is built over the force sewer main and this is why preliminary site plan is important to try and catch errors.

Lee asked if the commission would like to approve or deny, if Karla will address each item on Andy’s list.

Karla’s contractor wants to know how quickly it can be approved. Foreman asked if the commission needs to see that the 13 items on Andy’s list have been taken care of on an official site plan, before approval. Short thinks that when they have addressed all items on Andy’s list, the Board of Aldermen can approve/deny.

Karla wants to know if she gets the plans to the Board of Aldermen and approved, if she can start moving dirt? Answer from P&Z Commission was yes. Karla asked if she or her engineer can send information directly to Andy and not go through City hall. P&Z Commission says yes.

Motion by Roe to approve site plan for Swan Estates property located at 215 and 273 E. Old Mill Road, contingent upon addressing the recommendations in a letter dated May 26, 2023 from Own Engineering and approved by the city engineer. Second Short Discussion: None

Foreman AYE, Lee AYE, Short AYE, Roe AYE, Moyers AYE

Discuss postponing SMCOG review of Home Occupation and recreational marijuana changes:

Roe stated that Chandra sent a letter last month, to the Board of Aldermen, requesting that the city engage in the services by SMCOG On-call to review and update city ordinances pertaining to Home Occupation, Section 405.430, to mirror state statues. At that time, legislative sessions were being held and Home Occupation was being discussed. Home Occupation went to the committee, but was never brought to the floor. Roe stated that it’s the concern of the aldermen group as to why spend money if we don’t know for sure what the changes will be. Now we know that there are no more changes coming, have Chandra send another letter to the Board of Aldermen, that SMCOG On-call review the Home Occupation and Recreational Marijuana changes. Short doesn’t see anyone wanting to do that type of business in the near future and thinks it will be complicated to get into compliance. Moyers asked if SMCOG On-call will charge twice for doing the Home Occupation and the Recreational Marijuana? Commission agreed that for right now we don’t want to have them start the recreational marijuana study, just the Home Occupation. Roe stated that Chief Enderle did request in an Aldermen’s meeting, that the recreational marijuana be addressed.

Motion by Roe to have Chandra write letter to Aldermen Board, recommending that we hire SMCOG On-call to review the cities ordinances for Home Occupation and make recommended changes so that they align with the state statutes.

Second Moyers. Discussion: None

Foreman AYE, Lee AYE, Short AYE, Roe AYE, Moyers AYE

Discuss and/or approve Committee Members for Fair Grove Comprehensive Plan Study:

Roe stated that the City of Fair Grove had the Comprehensive Plan done in 2017. A grant for a new Comprehensive Plan Study has been approved and that the City should move forward. The Aldermen group asked Planning and Zoning Commission to form a Comprehensive Plan Study Committee. Roe stated that we need to recruit someone from the Fair Grove School district, Chamber of Commerce, Board of Aldermen, City of Fair Grove, a Realtor, Springfield-Greene County Library and Planning and Zoning Commission. Previous committee members were Lisa Bernet, FG School District, Rick Stein, Chamber of Commerce, Dayna Ault, Board of Aldermen, Darra Justice, City of Fair Grove, Tammie Tucker, Realtor, Julie Burch, Springfield-Greene County Library, Marcia Thompson, Planning and Zoning Commission. Roe asked if anyone has connections to Fair Grove schools? Would it be ok for Short and Roe to contact Mr. Bell at the school to recommend someone for the committee. P&Z commission agreed to Short and Roe contacting Mr. Bell.

Roe explained that he spoke with Lisa Ritter, Chamber of Commerce Chairman, owner of Festoons and Filigree. She stated she would be willing to serve on the committee. After further discussion, Planning and Zoning Commission agree to the following, Chamber of Commerce, Lisa Ritter, Board of Aldermen, Dennis Roe, City Hall, Chandra Noteware. After further discussion, the commission agreed that either Tammie Tucker or Tonia Vickery would be a good candidate for the Realtor spot. Short stated that Tammie is very active in the community and she does live outside the city. Dennis knows Tonia Vickery, she is an administrator for the Fair Grove Facebook page and has promoted businesses in Fair Grove. She would be a good candidate. Roe stated that if P&Z Commission agrees, Roe will approach Tonia Vickery, if she says no Short will ask Tammie Tucker as a back-up.

Dennis asked if it would be appropriate to ask one of the Library staff to be on the committee. Short stated the lady that wrote a letter in support of the sidewalk project, would be good on the committee. By consensus Steve Short is to contact a library person. By default Don Brite will be on the committee as the Planning and Zoning representative.

Approve/Deny Text Amendment TX23-06-02, striking "Historic Sites Board" from Municipal Codes Section 405.330 and replacing with "Planning and Zoning Commission":

Roe stated that the Board of Aldermen were concerned that it was written as if the Planning and Zoning Commission had final approval. Wording on separate page – "approval of exterior alteration must be procured prior to any commencement of work." Chandra will set up for another public hearing, with the new wording. Short stated everything we approve, is a recommendation to the Board of Aldermen. The P&Z commission is responsible for developing the comprehensive plan and it does not go to the Board of Aldermen. Anything that P&Z take to the Aldermen, they can approve/deny.

Motion by Roe to hold public hearing in order to revise Chapter 405 Article V, Section 405/330 E (7) approval of exterior alterations and demolitions must be procured from the Fair Grove Planning and

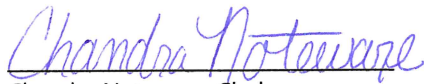
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Zoning Commission, making their recommendation to the Board of Aldermen for final approval, prior to commencement of any work. Second – Foreman

Discussion: none

Foreman AYE, Lee AYE, Short AYE, Roe AYE, Moyers AYE,

Motion to adjourn meeting by Moyers. Second Foreman. All ayes. Adjourned at 7:33 pm



Chandra Noteware, Clerk