

**Fair Grove Planning and Zoning Open Meeting**

81 S. Orchard

Fair Grove, MO

November 6, 2023

Roll call taken by Chairman Don Brite.

Present: Don Brite, Dennis Roe, Travis Lee, Darrin Moyers, Steve Short, John Hayes, Shawn McCormick, Paul Foreman

Meeting called to order at 6:31 pm

**PUBLIC PORTION – Public may speak on any item on this agenda.****1. Approve Planning and Zoning minutes from October 2, 2023:**

Motion by Dennis Roe to approve October 2, 2023 minutes. Second John Hayes. Discussion: None

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

**2. Discuss the use of shipping containers as storage units, tiny homes, etc.**

Dennis Roe shared that Jeff Danderson asked about this subject in an Aldermen meeting. Hayes stated that some cities require a façade be put around it, to make it look more permanent, but all agree they are an eye sore. Short said that the City of Herman ordinance does not permit shipping containers in R1, R2, R3, C1 and C2. McCormick looked at some other cities as well. Some absolutely do not allow them and some allow them in R1. Hayes asked about the city's current code on storage? Short answered that short term storage cannot be in the front yard and that businesses cannot have storage containers in parking areas and that they have to be off the easement. Brite stated that the general consensus is that we need to get something on the books. He feels that although the container may be camouflaged in some way, you can still tell it's a shipping container.

There are existing shipping containers in the city. Sherry Veach has one, as well as one on east Cherry and on 65. Roe is concerned that enforcing any rules, would be difficult. Short said that the City of Ozark seems more permissive. Roe suggested that a couple of volunteers work with the Mayor to bring a recommendation back to the Aldermen board, unless we want to agree now and eliminate them. Short asked if anyone has an opposing opinion? Don Brite asked if anyone in favor of allowing them? Moyers stated that possibly allow them on a larger lot/acreage would be ok, but could it be regulated? Short said that it seems universal that no cities want them to be double stacked if being used for storage. Hayes stated that there are lots of other uses for them and that in some areas of the country you can buy a 40ft unit for \$1000. All agreed that storage buildings are expensive and shipping containers are a more economical option for people. McCormick also feels that possibly allowing them if they have to be a certain amount of feet off the roadway and on a certain size lot. McCormick asked if the city has an ordinance on portable buildings? Short stated that he installed a 12 x 16 shed in his back yard. The permit cost around \$80 or \$100 and it had to be inspected. Moyers asked about an ordinance for tiny homes? Short said some cities have certain regulations, tiny home have to be anchored, etc. They are not allowed in R1, but are allowed in mobile home parks. McCormick thinks we need to get more information on how they are being regulated, lot size, etc. Short said he would gather a dozen good ordinances and then pick the best 3. Brite volunteered to be on this committee with the Mayor, they will also share information with Chandra. Brite stated the committee will plan to discuss shipping containers again in December, possibly January. All agreed, that if we don't have anything else on the agenda, the December meeting should be cancelled. January meeting falls on New Year's Day, so the next Planning and Zoning meeting will be held on Wednesday, January 3<sup>rd</sup>, 2024.

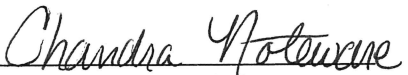
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**Motion** by Paul Foremen to adjourn meeting.

Second Shawn McCormick Discussion: None

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

Meeting adjourned at 7:03 pm

  
Chandra Noteware, Clerk