

P & Z Meeting Minutes

October 3, 2022, 7:00 P.M.

Members Present: Robert Wilson, Tariq Lewis, Matt Lander, Randall Bettis, Sarah Bader.

Members absent: Derris Butler, Loren Winter, Joe Gallant.

The minutes from September 6, 2022 were approved with a motion by Matt Lander and a second by Tariq Lewis. All voted aye.

The agenda was approved with a motion from Robert Wilson and a second from Sarah Bader. All voted aye.

Visitors:

No one was present.

Agenda Items:

Old Business and Tabled Items

None.

New Business

- a. Public hearing and Recommendation to City Council concerning the proposed platted combination of 107 and 109 E Mt. Vernon. (EXHIBIT A)

Staff Report

Scott Godbey presented the staff report for the request. The owner of 107 and 109 East Mt Vernon Street desires to replat these two lots into one lot. 107 E. Mt Vernon is approximately .19-acres and currently home to a tool supply / equipment repair business. 109 E Mt Vernon is approximately .73-acres and currently undeveloped.

107 and 109 E Mt Vernon St are zoned General Commercial (GC). By removing the lot line, the property owner will have more flexibility for future expansion or redevelopment.

Staff recommends approval.

Public Hearing

Randall Bettis opened the public hearing for anyone wishing to speak on this issue. No one approached the Commission.

Discussion

With no further discussion Sarah Bader made a motion to approve the request with a second by Tariq Lewis. All voted aye.

- b. Public hearing and recommendation to City Council concerning an application to amend the City of Nixa's official zoning map by changing the classification of approximately 0.38 acres located along the 400 block of North Main Street from single-family residential(r-1) to neighborhood Commercial (NC)

Staff Report

Scott Godbey presented the staff report for the request. Warren and Jody Reynolds are the owners of 415 North Main Street. As the owners of the real property, the Reynolds have applied to rezone the site from Single-Family Residential (R-1) to Neighborhood Commercial (NC) zoning. The subject property is lot 11 of the McConnell Addition Subdivision, originally platted in 1971. The property features a single-family home originally built in 1930. The property owners plan to convert the current structure into a commercial space.

Staff recommends approval.

Public Hearing

Randall Bettis opened the public hearing for anyone wishing to speak on this issue.

Bob Davidson, 101 W McConnell approached the commission. Mr. Davidson stated that he lived by this address and was against the rezone. If it is approved, he is requesting a privacy fence.

John Ruud, 104 W McConnell approached the commission. Concerned about noise and traffic. If business fails what other types of businesses would be allowed. Scott Godbey stated that it would be smaller scale businesses. Mr. Ruud feels that other properties would follow suit with the zoning request.

Randall asked Scott what type of parking is required. Mr. Godbey stated that it would be based on square footage and with the size of this business, it would be approximately 5 spaces. Mr. Godbey also stated that this request was just for zoning only and not the business going in. Sarah Bader asked if there would be a privacy fence required. Mr. Godbey stated that yes there would be opaque screening requirements.

Mark Anderson, 301 West St approached the commission. Mr. Anderson stated that he was a part of the Downtown District. He said the master plan for the downtown area is to have business go all the way to North St. and this would fit in with that.

Warren Reynolds, 415 N Main. Mr. Davis is the owner of the property and stated that they were looking at a small coffee shop or boutique to go into that space. Right now, they are remodeling the space into a white box space so that it would be ready for anyone to customize this for what they need.

Sarah Bader asked what the garage in back would be used for. Mr. Reynolds stated it would be storage for now.

Discussion

Randall Bettis stated that the Commission would be recommending the zoning to City Council for the next 2 meetings.

With no further discussion, Robert Wilson made a motion to approve the request with a second by Tariq Lewis. All aye.

Planner's Report

Mr. Godbey gave an update on development in Nixa.

Mr. Godbey stated that a recent House Bill #1662 which passed and went into effect in late August. Which concerns home based businesses. Currently there is now way to regulate Short Term Rentals with the way our ordinance is worded.

Mr. Godbey presented the monthly building permit report to the Commission.

With no further business, Sarah Bader made a motion to adjourn with a second by Matt Ogden. All voted aye.

P&Z Secretary