



Planning and Zoning Commission Meeting  
Monday, June 5, 2023  
Nixa City Hall  
7:00 PM

## AGENDA

**Chairperson** Loren Winter  
**Vice Chair** Brian Popejoy  
**Secretary** Derris Butler

**Members** Joe Gallant Robert Wilson  
Matt Lander Charity Fitzgerald

- 
- I. **CALL TO ORDER**
  - II. **ROLL CALL**
  - III. **PLEDGE OF ALLEGIANCE**
  - IV. **APPROVAL OF MINUTES**
    - a. Approval of the meeting minutes from May 1, 2023, Planning and Zoning Commission meeting.
  - V. **APPROVAL OF AGENDA**
  - VI. **VISITORS**
  - VII. **OLD BUSINESS AND TABLED ITEMS**
    - a. None
  - VIII. **NEW BUSINESS**
    - Exhibit A.** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING A PROPOSAL TO PAY A FEE IN LIEU OF STORMWATER DETENTION FOR IMPROVEMENTS AT LOTS 8 AND 9 OF THE NIXA INDUSTRIAL PARK FOURTH ADDITION, PHASE 4 SUBDIVISION.
    - Exhibit B.** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED MINOR SUBDIVISION ON 0.48 ACRES OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF WEST BRYANT STREET AND SOUTH WEST STREET.
    - Exhibit C.** PUBLIC HEARING AND RECOMMENDATION TO CITY COUNCIL CONCERNING A PRELIMINARY PLAT FOR APPROXIMATELY 80.6 ACRES OF PROPERTY LOCATED IN THE 900 BLOCK OF SOUTH NORTON ROAD.
    - Exhibit D.** PUBLIC HEARING AND RECOMMENDATION TO THE CITY COUNCIL CONCERNING AN APPLICATION TO AMEND THE WOODFIELD VILLAS PLANNED UNIT DEVELOPMENT RESIDENTIAL (PUD-R) TO INCORPORATE APPROXIMATELY 3.59 ACRES LOCATED IN THE 400 BLOCK OF SOUTH TRUMAN BLVD AND UPDATE THE EXISTING PUD-R DOCUMENT.
  - IX. **OTHER BUSINESS**
    - a. Planning and Development Activity Update
  - X. **ADJOURNMENT**