

P & Z Meeting Minutes

July 1, 2025, 6:00 P.M.

Members present: Nicholas Gerdes, Robert Wilson, Matt Lander, Brian Popejoy, Loren Winter, Ruth Ann Maynard

The minutes from June 3, 2025, were approved with a first by Robert Wilson and a second by Brian Popejoy. All voted aye.

Visitors

None

New Business

Exhibit A

Public hearing and possible vote concerning the proposed amendments to Section 117-99 of the Nixa City Code relating to Pet Grooming and Kenneling Businesses in Commercial Zoned Districts.

Brendan Justin presented the staff report for the request. Mr. Justin stated that this is a code change for the Table of Approved Use Section 117-99. An application was submitted for a pet grooming facility, during the review process inconsistencies were found in the table of approved use. The current language of the code makes Kenneling & Grooming uses two (2) separate use categories, but in the definition section they are combined as the same use. The proposed amendment will combine the Pet Grooming/Kenneling separated by with or without outdoor runs. This will be allowed for both uses in General Commercial and Highway Commercial. Pet grooming/kennels without outdoor runs will be allowed in Neighborhood Commercial but Pet Grooming/Kenneling with outdoor runs will be required to apply for a Special Use Permit.

Staff researched ordinances from surrounding communities and discovered pet grooming and kenneling was an approved use in all commercial districts. This amendment also proposes to remove this as an approved use in M-1 (light manufacturing) zoning districts. This amendment would help reduce the need for Special Use Permits.

Staff recommends approval.

Public Hearing

Loren Winter opened the public hearing for anyone who would like to speak. No one was present.

Discussion

With no further discussion Matt Lander made a motion to approve with a second by Ruth Ann Maynard. All voted aye.

Other Business

Scott Godbey discussed additional changes for the Table of Approved Uses. These changes will add new approved uses not currently defined. Numerous businesses such as fitness centers, tattoo shops, automotive services are not listed in the Table of Approved Uses. These changes will be brought back soon for review. In addition to the discussed changes modular homes will be removed as its own line item and grouped with Single Family homes.

Mr. Godbey informed the commissioners APA Bi-State conference is scheduled for September 15-17 in St. Louis. The budgeted funds will allow for two (2) commissioners to attend. Early bird registration ends July 31st, Godbey asked if anyone is interested in attending to respond by July 31st. Landers is interested in attending if Winter is unable to and Maynard will attend if Landers cannot.

Brian Popejoy informed P&Z commission he will not be leaving the P&Z committee because he had not submitted the required paperwork to run for City Council.

Mr. Godbey explained the different phases of the City hall remodel and how it may affect the upcoming P&Z meetings.

Commissioners asked about various projects such as Taylor Farms and CC/Main construction timeline.

Mr. Godbey reviewed the agenda items from June. Cynthia Drive Right-of-Way vacation was approved by City Council and MoDOT's annexation was redone due to MoDOT's requirements but will be taken to Council once annexation petition is received from MoDOT.

With no further discussion Ruth Ann Maynard made a motion to adjourn the meeting with a second by Robert Wilson. All voted aye.

Planning & Zoning Secretary