

## **P & Z Meeting Minutes**

November 4, 2025, 6:00 P.M.

Members present: Ethan Ives, Nicholas Gerdes, Brian Popejoy, Matt Lander, Loren Winter

Members absent: Ruth Ann Maynard, Robert Wilson

Loren Winter introduced Ethan Ives as a new Commissioner.

The minutes from October 7, 2025, were approved with a first by Brian Popejoy and a second by Matt Lander. All voted aye.

### Visitors

None

### New Business

## **Exhibit A**

### **Public Hearing and possible vote concerning the proposed 5-Year Capital Improvement Projects**

Scott Godbey presented the staff report for the exhibit. Mr. Godbey stated that the State of Missouri's Zoning Enabling Act (RSMo. Chapter 89) provides for a long-term City Plan for the physical elements of a municipality. This City Plan, also sometimes referred to as a "comprehensive plan", delineates the planned future location and character of various public improvements such as streets, parks, utilities, and other public facilities. The City Plan becomes the legal basis for a variety of regulatory and other policy actions. City's that operate according to the authority provided for in the RSMo. Chapter 89 are required to submit plans for public improvements to the Planning and Zoning Commission for review prior to construction as a measure of accountability to the City Plan. In this way, the statutes provide for a degree of transparency, due process, and deliberate decision-making that is the hallmark of our American style of governance.

Section 8.4 of the Nixa City Charter requires the City Administrator to annually submit a 5-year Capital Program to the City Council for review and approval. The intent of the program is to provide a near-term view of imminent capital investments that will be seen in the current and future years' annual budgets. This capital program includes investments in the physical infrastructure of the City of Nixa and its municipal government such as buildings, roads, utility mains, etc.

Because this 5-year program includes physical infrastructure improvements, it is subject to the requirements of RSMo. Chapter 89 and must be presented to the

Planning and Zoning Commission for review and recommendation prior to adoption by the City Council.

The City Administrator, with the assistance of the various city departments, has prepared a 5-year capital program for the years 2026-2030. Of that program, the elements involving physical infrastructure improvements referred to in RSMo. Chapter 89 have been compiled into a list with descriptions of the project.

Staff recommends approval.

#### Public Hearing

Loren Winter opened the public hearing. No one was present.

#### Discussion

With no further discussion, Matt Lander made a motion to approve with a second by Brian Popejoy. All voted aye.

#### **Exhibit B**

#### **Public Hearing and possible vote concerning the proposed amendments to Chapter 117 regarding regulations relating to modular homes.**

Brendan Justin gave the staff report for the exhibit. Mr. Justin stated that after an evaluation of the residential zoning code, Nixa planning staff has determined the R-MHS (Residential – Modular Homes Subdivision) is an unnecessary zoning district. The intent of the R-MHS zoning district was to separate Modular Homes from homes constructed with standard methods. A finished modular home is required to conform to the same building codes and regulations as traditional construction methods. With the advancements in the modular home industry, there is no discernable visual difference between the finished product of either construction type.

The intent of this code amendment is to eliminate the R-MHS zoning district, and all languages related to, redefine Modular Homes, eliminate R-MHS from the table of approved uses, and allow for Modular Structures in R-1 zoning districts.

#### Public Hearing

No one was present

#### Discussion

With no further discussion, Loren Winter made a motion to approve the request with a second by Ethan Ives. All voted aye.

## **Other Business**

Scott Godbey gave results of past agenda items.

The City is under contract with SIMGOG for the downtown zoning district. Staff is asking for input from the Commission on what they would like to see in that district.

An additional code amendment being considered for an update is for construction times. Staff is asking for input on this issue as well.

With no further discussion Ethan Ives made a motion to adjourn the meeting with a second by Brian Popejoy. All voted aye.

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Planning & Zoning Secretary