

P & Z Meeting Minutes

August 4, 2026, 6:00 P.M.

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

Members absent: None

The minutes from July 7, 2026, were approved with a first by Robert Wilson and a second by Matt Lander. All voted aye.

Visitors

Bridgette Bass, 14 Hillside approached the Commission and asked if there was any discussion concerning data centers. Scott Godbey stated that there was not any discussion yet. City Council is still to have investigate it.

New Business

Exhibit A

Public Hearing and possible vote concerning a proposal to pay a Fee In Lieu of Stormwater Detention for Blu Current Credit Union located at 418 N Old Wilderness Rd.

Brendan Justin presented the staff report for the application. Mr. Justin stated that The City of Nixa's adopted Technical Specifications Manual contains regulations pertaining to stormwater management on private property. Generally, the manual requires that stormwater runoff from development that adds impervious surface be detained for a period prior to being released. This detention of stormwater runoff helps to prevent downstream flooding by simulating the same rate of runoff that would have occurred otherwise. However, in some cases, detaining stormwater runoff may not be practical nor the best solution for managing stormwater. When conditions exist that prove that stormwater detention would not be helpful or practical, the manual provides for an alternative solution in which the developer may pay the City an amount of money in lieu of constructing detention facilities. These funds are then held by the City until spent within the same drainage basin on stormwater improvements.

Blu Current Credit Union has submitted plans to redevelop the property at 418 N Old Wilderness Rd for a new location. The overall site is approximately .66 acres. The redevelopment plans would result in 18,556 square feet (approximately 0.5 acres) of impervious surface. The applicant has offered payment of a fee, in lieu of constructing a detention facility. Stormwater runoff from the subject property will surface flow West toward Old Wilderness Rd which has existing curb and gutter that outlets to stormwater infrastructure. Stormwater flow toward the North will be captured by an existing culvert that drains to a stormwater trench along Highway 160. Blu Current Credit Union will pay the city \$3,575 ($7150 \times .50 = 3,575$) that will be held until expended on stormwater improvements in this same drainage basin.

Staff recommends approval. Brian Popejoy asked if there were any issues with stormwater at this time. Mr. Justin stated that there were no current issues.

Public Hearing

Loren Winter opened the public hearing. Daniel Richards – Lee Engineering was here to answer any questions.

Discussion

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

Exhibit B

Public Hearing and vote concerning the proposed Minor Subdivision of the properties located at lot 2 of Teaney Acre Subdivision & 607 E Mt Vernon.

Brendan Justin presented the staff report for the request. Mr. Justin stated that due to a delay in getting all the proper documentation in on time, the applicant has asked for a postponement. As an informational only Mr. Justin stated that The proposed Minor Subdivision would split Lot 2 of Teaney Acre into two approximately ½ acre lots. The boundaries of 607 E Mt Vernon would also be altered to accommodate a private drive for the proposed new lots.

Public Hearing

Loren Winter opened the public hearing.

Kurt Clement, 103 N Eastwood Drive, approached the Commission. Mr. Clement asked if the property would remain as single family and what the ingress and egress would be. Mr. Justin stated that at this time they are not asking for a rezone so it will be single family, however, they could always ask for a rezone in the future.

Brian Purdue, 101 N Eastwood Drive, approached the Commission. Mr. Purdue asked if it would stay single-family and would it be a house as he has concerns about apartments. Mr. Justin stated that they were not asking for a rezone at this time.

Discussion

With no further discussion, Nicholas Gerdes made a motion to table the Exhibit until the September 1st meeting with a second by Matt Lander. All voted aye.

Other Business

Scott Godbey gave an update on a new Commissioner, Clyde Evans. Mr. Evans had to resign as he is moving out of state. Staff would be looking for a new Commissioner to fill that position.

Mr. Godbey stated that the Downtown Zoning District was approved at City Council with updated code language.

The fall Planning Conference would be in October and Mr. Godbey stated that they would 2 Commissioners would be welcome to go. It was up to the Commissioners themselves on who wanted to go.

Staff will be looking into the current Sign Codes and would be bringing this to the next meeting.

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

Planning & Zoning Secretary