

## **P & Z Meeting Minutes**

December 2, 2025, 6:00 P.M.

Members present: Ethan Ives, Nicholas Gerdes, Brian Popejoy, Ruth Ann Maynard, Loren Winter, Robert Wilson

Members absent: Matt Lander

The minutes from November 4, 2025, were approved with a first by Brian Popejoy and a second by Robert Wilson. All voted aye.

### Visitors

None

### New Business

## **Exhibit A**

### **Public Hearing and possible vote concerning the proposed lot line adjustment between the properties located at 105-109 N Market St**

Brendan Justin gave the staff report for the request. Mr. Justin stated that a fence and shed which were erected at an unknown time caused uncertainty about the lot line dividing 105 & 109 N Market Street. In an effort to resolve the issue, a survey was requested by the property owners which showed the fence and shed owned by 109 N Market was in fact on the property of 105 N Market. As a result, the property owners have entered into an agreement to move the East-West boundary line between the lots approximately 20 feet to the South.

The proposed lot line adjustment would transfer 1596 square feet of real property from 105 N Market Street (tract 2) to 109 N Market Street (Tract 1). The relocation of the lot line would cause Tract 2 to be 7329 square feet and Tract 1 would be 10,009 square feet. Tract two's current use is residential though the property is zoned Neighborhood Commercial (NC). There is no minimum lot size for NC zoning and both lots would remain in compliance with Nixa city code sections 117-277 regarding minimum dimensional standards. All municipal utilities are present on both lots, the water meters are conveniently located where they would not be required to move.

Staff recommends approval.

### Public Hearing

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

### Discussion

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

## **Other Business**

Scott Godbey gave results of past agenda items. The CIP approvals will go before City Council at the next meeting. The Modular Homes did get approved at the last meeting.

Reminder that next month officer elections be open.

Brendan Justin gave a 2025 Recap.

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

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Planning & Zoning Secretary