

P & Z Meeting Minutes

July 7, 2026, 6:00 P.M.

Members present: Matt Lander, Brian Popejoy, Loren Winter, Ruth Ann Maynard

Members absent: Nicholas Gerdes, Robert Wilson and Ethan Ives.

The minutes from June 2, 2026, were approved with a first by Brian Popejoy and a second by Ruth Ann Maynard. All voted aye.

Visitors

None

New Business

Exhibit A

Public hearing and possible vote concerning the proposal to modify Chapter 117 of the Nixa Code of Ordinances to establish a Downtown Overlay District

Scott Godbey presented the staff report for the request. Mr. Godbey stated that Exhibit A is for the Downtown District Overlay. This is for the zoning for the downtown area. The creation of the Downtown Overlay District has been a collaboration of city staff and Southwest Missouri Council of Government. SMOG has provided much of the work for this project with input from Nixa Downtown Revitalization Committee. The downtown area is smaller because they were built before the implementation of building and land development codes. The discussed area is not in line with the current land development codes. Single family residences in the downtown area will not be affected even though they are zoned commercial they will be able to use it as a single-family home. The city will not be attempting to buy or remove residents from their existing homes as the recipients of the certified mailings inquired after receiving their notification. The main concern in the downtown overlay from applicants is land use. The current code is specific on the uses allowed for the area. Staff will be able to be flexible with requested land uses. Mixed uses would be introduced to allow for commercial and residential use in an area. The requirements of Special Use permits would be needed if an industrial zoning of M1 or M2 are requested would be required to apply for a Special Use permit. This will allow Planning and Zoning and City Council to review the application, provide restrictions and grant approval or not. Building setbacks are a concern for those wanting to build downtown. The current code language reads, building setbacks would reduce the buildable area of lots. The intent of the building setback language is if a building is adjacent to a building set on a property line the setback will be allowed to mimic an existing building or use the 10-foot setback allowance. The establishment of maximum building height would be set to four (4) stories, which gives the developer the ability to build to that height. The sign

regulations didn't change much from the current code with the expansion on the regulations for types of signs used in the downtown area. A clause will be added before being presented to City Council stating the ability to use the current underlying zoning code requirements or use the overlay district. Staff recommends approval.

Public Hearing

Loren Winter opened the public hearing for anyone who would like to speak.

Mark Anderson 107 E. Mt Vernon had questions about the side building setbacks. His question was if the existing neighbor is one (1) foot off the property line are you able to match them on the property. Godbey will get back to Anderson with an answer to that question later. Anderson also asked about signs. He asked for permission to place signs on the side property lines to maintain distance from the street instead of the side setbacks. A brief discussion was held among Anderson and commissioners.

Mark Hartsock 116-118 South Main spoke as the VP of the Downtown Nixa Revitalization Committee giving full support. Hartsock is thankful for all the work and effort that has been put into the Downtown Overlay District. The work being done will help to preserve the downtown area. Hartsock requested for the overlay to extend to North Street because of the historical areas.

Discussion

Mr. Godbey added the intent is to adjust areas as growing continues.

Loren Winter asked about the amendment process. Mr. Godbey suggested a change can be brought through code change. Mike Mayes Interim City Attorney reviewed the process of amending.

With no further discussion, Loren Winter made a motion to approve with consideration for additional research with side yard setbacks and setbacks relating to freestanding signs with a second by Brian Popejoy. All voted aye.

Exhibit B

Public hearing and possible vote concerning recommendation to the City Council concerning the proposed rezone for placing of the Downtown Overlay District in the area of Main Street and Mt. Vernon

Scott Godbey explained this is the rezone to implement the Downtown Overlay District. The rezoning will be avoiding single-family. The Downtown Overlay is designed to help the small commercial lots around Main Street and Highway 14 intersection. Staff recommends approval.

Public Hearing

No one 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 provided the Planners report regarding the Century Heights rezoning of a duplex lot to single family lot; was approved by City Council.

Council Member Shawn Lucas has been reassigned to another department as liaison. The two (2) new liaisons for Planning and Zoning are Jay Ortiz and Zern Vess.

Planning and Zoning Commissioner Ethan Ives resigned. At the upcoming Council meeting will appoint a new commissioner, Clyde Evans, he has participated in the Strategic Planning process with the city. Mr. Evans is a certified planner with a wealth of knowledge.

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