

P & Z Meeting Minutes

January 6, 2026, 6:00 P.M.

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

Members absent: None

The minutes from December 2, 2025, were approved with a first by Robert Wilson and a second by Bryan Popejoy. All voted aye.

Visitors

None

Elections

Loren Winter opened the floor for nominations for the annual election of officers for the year.

Chairman – Matt Lander nominated Loren Winter for Chairman, Brian Popejoy made a second. All voted aye.

Vice-Chairman – Nicholas Gerdes made a motion for Brian Popejoy for Vice-Chair, with a second by Loren Winter. All voted aye.

Secretary – Brian Popejoy made a motion to nominate Nicholas Gerdes with a second by Matt Lander. All voted aye.

New Business

Exhibit A

Public hearing and possible vote concerning the proposed minor subdivision of the property located at 415 S Main St.

The owners of 415 South Main Street (Ace 2, LLC), zoned R-1 single-family, and The Pine PUD (400 S Main, LLC), zoned PUD-R, have proposed a minor subdivision that consists of a lot split and a lot consolidation. The Pines is currently 8.11 acres. 415 South Main is currently 1.4 acres.

The proposed lot split would add more buildable area to The Pines PUD-R, while maintaining R-1 dimensional standards for 415 South Main Street. The Pines will gain approximately 1.1 acres to make their new lot size 9.2 acres. 415 South Main new lot size will be 13,080 Square Feet or .30 acres. The minimum lot size for R-1 zoning is 6,600 Square Feet. There is no application to change the zoning of the land at this time. If the minor subdivision is approved, the owner will request to rezone the new property for The Pines, into the existing Pines PUD-R.

Staff recommends approval

Public Hearing

Loren Winter opened the public hearing.

Derek Lee, Lee Engineering was present to answer any questions.

Discussion

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

Exhibit B

Public hearing and possible vote concerning a proposed minor subdivision between properties located at 113 W Mt Vernon St & 109 N Main St.

Brendan Justin presented the staff report for the request. Mr. Justin stated that the building located at 109 North Main Street is owned by Nixa Assembly of God Church. It has had several uses over the years from a bank to a day care and is currently a clinic for applied behavioral analysis. The building was renovated over the last year by the current tenant who is seeking to purchase the building and newly adjusted lot which includes parking.

The proposed minor subdivision would adjust the existing lot boundary of 109 N Main. Currently, 109 N Main street is a .74-acre parcel which occupies the Northwest corner of the intersection of Main Street & E Mt Vernon St. The adjusted property lines would establish a .79-acre lot at the Southwest corner of State Street and Main Street that will retain the same address (see maps). All existing structures are currently served with Nixa municipal utilities. There is access to 109 N Main St lot from both State Street & Main Street. The adjustment would rectify a non-conforming building setback, as the North walls of the building are on the current property line. The adjusted lot lines are intended to create designated parking areas for patrons and help facilitate a potential future sale.

Public Hearing

No one was present

Discussion

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

Exhibit C & D

Public hearing and potential recommendation to Nixa City Council for the proposed rezone of 5.63 acres of Oakhurst Ph 4 from R-3 to R-4 zoning.

Brenda Justin presented the staff report for the request. The proposed minor subdivision would adjust the existing lot boundary of 109 N Main. Currently, 109 N Main street is a .74-acre parcel which occupies the Northwest corner of the intersection of Main Street & E Mt Vernon St. The adjusted property lines would establish a .79-acre lot at the

Southwest corner of State Street and Main Street that will retain the same address (see maps). All existing structures are currently served with Nixa municipal utilities. There is access to 109 N Main St lot from both State Street & Main Street. The adjustment would rectify a non-conforming building setback, as the North walls of the building are on the current property line. The adjusted lot lines are intended to create designated parking areas for patrons and help facilitate a potential future sale.

The maximum density in R-4 zoning is 5.45 dwelling units per acre. With 5.63 acres the proposed 20 dwellings units is under the 30.68 maximum allowable by Nixa City Code ($5.63 \times 5.45 = 30.68$).

This proposed rezone would provide a transitional buffer between single and multi-family zoning districts. The proposal is consistent with section 117-277 regarding dimensional standards and density. Staff recommends the approval of this rezone.

Public Hearing

Loren Winter opened the public hearing for the request.

Clayton Hines, Shaffer and Hines was present for any questions.

Holly Smith, 1000 W Birch, her home backs up to this property and wants the property to remain an empty field. Has concerns about drainage. Asked what the large control structure would look like. Mr. Hines stated that they would have it concreted and it would not impose anymore than it already does. It would make it drain out slower than it does now. Mrs. Smith asked if there were any architectural plans available. Mr. Justin stated that we were just working on the plat. Questions were asked about the sinkholes.

Discussion

With no further discussion, Brian Popejoy made a motion to approve the zoning request with a second by Nicholas Gerdes. All voted aye.

With no further discussion, Robert Wilson made a motion to approve the Preliminary Plat with a second by Matt Lander. All voted aye.

Other Business

Scott Godbey mentioned that the next meeting would be held in the Police Department meeting room due to construction.

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

Planning & Zoning Secretary

