

P & Z Meeting Minutes

June 2, 2026, 6:00 P.M.

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

Members absent: Robert Wilson

The minutes from March 3, 2026, 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 vote for a lot consolidation of the properties located at 1512 & 1514 N Aiden St in the Century Heights Subdivision.

Brendan Justin presented the staff report for the application. Mr. Justin stated that the preliminary plat for Century Heights subdivision was approved for development in May of 2024, and the final plat was accepted by the City of Nixa in February of 2026. Century Heights consists of 23 buildable lots zoned R-1 for single-family homes and 12 lots zoned R-4 for two-family attached homes. Schuber Mitchell Homes LLC purchased all lots including the subject property in Century Heights in March of 2026.

The proposed Lot Consolidation would remove the property line between 1512 N Aiden St (Lot 29-A) and 1514 N Aiden St (Lot 29-B) and create a single .48 acre lot. There is a 100' electric easement for existing high-voltage overhead transmission lines that run North-South along the rear property line that encroaches approximately 60' onto the subject property. Additionally, the orientation of the lot along a fanned-out corner of the street contributes to the complications of fitting a duplex on the subject lots. In tandem with the proposed rezone the consolidated lot would accommodate a smaller building footprint for a single-family home.

Public Hearing

Loren Winter opened the public hearing. No One was present

Discussion

Brian Popejoy asked if they were originally one lot? Mr. Godbey stated that they set up the R-4 as patio homes and not duplexes but they would be separate lots.

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

Exhibit B

Public Hearing and recommendation to the City Council concerning a proposed rezone of the properties located at 1512-1514 N Aiden St in the Century Heights Subdivision from R-4 to R-1 Zoning.

Brendan Justin presented the staff report for the request. Mr. Justin stated that the The preliminary plat for Century Heights subdivision was approved for development in May of 2024, and the final plat was accepted by the City of Nixa in February of 2026. Century Heights consists of 23 buildable lots

zoned R-1 for single-family homes and 12 lots zoned R-4 for two-family attached homes. Schubert Mitchell Homes LLC purchased all lots including the subject property in Century Heights in March of 2026.

The change in zoning was requested due to an existing overhead electric easement for high-voltage transmission lines which encroach approximately 60' along the rear property line. Additionally, the orientation of the lots to the fanned-out street corner make construction of a duplex quite difficult and would not be uniform with the existing home designs. Approval of the rezone in combination with the lot consolidation would create conditions to build a single-family home that is more harmonious with the design aesthetic of the rest of the development.

Public Hearing

No one was present

Discussion

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

Other Business

Scott Godbey gave an update on the Downtown Overlay District. Will be bringing this back next month for a vote.

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

Planning & Zoning Secretary