

P & Z Meeting Minutes

March 3, 2026, 6:00 P.M.

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

Members absent: Robert Wilson

The minutes from February 3, 2026, were approved with a first by Brian Popejoy and a second by Nicholas Gerdes. All voted aye.

Visitors

None

New Business

Exhibit A

Public Hearing and recommendation to the City Council concerning a Nixa Beautification Façade Grant Program application for 204 E Mt Vernon St.

Brendan Justin presented the staff report for the application. Mr. Justin stated that Section 23-1 of the City's Municipal Code of Ordinances establishes a Nixa Beautification Façade Grant Program. The purpose of the program is to encourage property owners to perform repairs and to update their buildings located in commercial or industrial zoned areas. The program affords a maximum of \$7,500 in matching funds for certain eligible improvements.

The application submitted for 204 East Mt Vernon, describes the proposed work as "Remove the metal siding, add stone to the bottom of the wall and replace metal siding above the stone portion." There will be additional interior and exterior work as part of the overall project to rehabilitate this building. Only exterior projects are eligible for the grant. The building for which the funding was applied for was originally constructed in 1983.

Brian Popejoy asked why the bids were so different. Mr. Justin stated that is just what was turned in. Mr. Popejoy asked if the lowest bid would provide correct work? Mr. Justin stated that they had to do the work as bid. Mr. Popejoy asked if the City did inspections? Mr. Justin stated that it would still be inspected as far as our building codes.

Staff recommends approval.

Public Hearing

Loren Winter opened the public hearing. No One was present

Discussion

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

Exhibit B

Public Hearing and possible vote concerning a Proposal to pay a Fee In Lieu of Stormwater Detention for improvements at Limitless Church located at 400 W Northview Rd.

Brendan Justin presented the staff report for the request. 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.

Limitless Church along with Terracon Consultants Inc, have submitted plans to expand their parking lot to the South at 400 W Northview Rd. The overall site is approximately 3 acres. The development plans involve adding approximately 0.56 acres of impervious surface. The applicant has requested to pay in lieu of constructing a detention facility.

Public Hearing

No one was present

Discussion

Mr. Popejoy expressed concerns about the separation and noise barriers. Mr. Gerdes stated that there was some barriers there in the way of bushes and trees.

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

Other Business

Scott Godbey gave an update on current development.

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

Planning & Zoning Secretary