P & Z Meeting Minutes
October 6, 2026, 6:00 P.M.

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

Members absent: None

The minutes from August 4, 2026, were approved with a first by Robert Wilson and a second by Matt Lander. All voted aye.

Visitors

No One.

New Business

Exhibit A

Public Hearing and recommendation to Nixa City Council concerning the proposed rezone from R-1 to NC Zoning of the property located at Lot 2 of Teaney Acres Subdivision.

Brendan Justin presented the staff report for the request. Mr. Justin stated that Teaney Acre Subdivision was approved and recorded in December of 1999. Lot 2 of Teaney Acre is 1.04 undeveloped acres and currently zoned R-1 for a single-family home. The applicant acquired Lot 2 of Teaney Acre and 607 E Mt. Vernon St, the vacant home immediately to the South, which is zoned NC (Neighborhood Commercial) in June of 2022. The proposed rezone would convert 1.04 acres from R-1 zoning to NC zoning.

This proposed rezone is consistent with zoning patterns in the immediate vicinity. The future land use section of the comprehensive plan shows the subject property use as residential. In support of commercial redevelopment along the Highway 14 corridor, staff recommend the approval of this rezone.

Public hearing

Loren Winter opened the public hearing for the request.

Russ Evans, 105 Eastwood approached the Commission. Mr. Evans stated that this property is located directly behind his property and would like it to remain as single family. Would like any decisions to be put off until the owner discloses what the plan is for the property.

Jason Masengale, 1337 Rosedale approached the Commission. Mr. Masengale stated that he represents the intended buyer for this property. He stated that the buyer was someone local and wanted to use the existing house as a type of restaurant and the back lot as parking. Having the rezone pass would be the only way for this property to be bought. \

Brian Purdue, 101 Eastwood Dr. Mr. Purdue stated that he was concerned about the amount of traffic that this would produce.

Christine Kallmbah, 107 N Eastwood dr. Ms. Kallmbah stated that she does not like the possibility of a restaurant being there and she has concerns about traffic.

Cynthia Stedding, 1067 E Mt. Vernon. Ms. Stedding stated that she was the buyer for the property and wanted to put a higher-end establishment and there would be no long hours.

Discussion

Loren Winter opened the discussion for this request. Matt Lander asked if there would be a buffer between this property and the surrounding property. Scott Godbey stated that there would be buffer and screening requirements. Brian Popejoy asked about the concern on parking lot lights and if there was a height requirement. Scott Godbey stated that yes there would be regulations for parking lot lights to avoid interfering with the homes nearby.

Loren wanted to remind the Commission that their job was to vote on the rezone and not what is being proposed. Ruth Ann stated that she is concerned about the entrance of the property and heavy traffic. Scott Godbey reminded the Commission that the front property is already zoned for Commercial.

With no further questions or comments, Matt Lander made a motion to approve with a second by Loren Winter. Scott Godbey asked for a roll call vote. Robert Wilson, aye, Matt Lander aye, Nicholas Gerdes aye, Loren Winter aye, Brian Popejoy aye, Ruth Ann Maynard aye. Motion passed

Exhibit B

Public Hearing and possible vote concerning the proposed Lot Consolidation of the properties located at 424-426 S Patricia Ave along with the unaddressed parcel between the two.

Brendan Justin presented the staff report for the request. Mr. Justin stated that due to an error in the City Clerks office, this is from the September meeting and needs to be voted on again.

Mr. Justin stated that the subject land was part of the initial founding of the City of Nixa in 1902. The structures on 424 & 426 S Patricia Ave were constructed in 1999 and 1989 respectively. 424 S Patricia was platted as Lot 2 of Arterberry Minor Subdivision in June of 2021. There is an unaddressed and undeveloped lot between 424 & 426 S Patricia. Both Lots to the South of 424 S Patricia are unplatted.

The proposed lot consolidation conforms with Nixa City Code Section 115- Minor Subdivision Approval and Section 117: 277 – Dimensional Standards. Staff recommends approval of this minor subdivision.

Public Hearing

Loren Winter asked if anyone was present that would like to speak on the Exhibit. No one approached.

Discussion

With no further discussion a motion to approve the request by Brian Popejoy with a second by Matt Lander. All voted aye.

Other Business

The fall Planning Conference would be in October and Mr. Godbey stated that one Commissioner had signed up to attend with room for one more.

Scott Godbey asked Matt Lander and Brian Popejoy if they would like to continue on the Planning and Zoning Commission. Both replied that they would.

Mr. Godbey stated that they were currently looking at the Sign regulations and would be bringing it before the Commission soon.

Mr Godbey also stated that staff was looking at updating fees for permitting and development since they haven't been updated in a long time.

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

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Planning & Zoning Secretary