

PLANNING AND ZONING MINUTES

JANUARY 28, 2019

5:30 P.M.

Present were Dale Davenport, David Comstock, John Henkle, Brock Powell, Neil Snyder, Will Cline, Clint Worley, and Debbie Cornell. Absent were Joan Schick and Bill Oakes. Dale Davenport opened the meeting.

Lori Salchow came with a request to split the lots for 410 and 412 Jefferson. At this time there is 2 houses setting on one large lot. There is plenty of land between the houses to make the lot split. Brock Powell made the motion to approve the split and send to City Council for final approval, John Henkle made the second and all agreed. Motion carried.

Will Cline told the committee that Michael Pippin had requested to be placed on the agenda to discuss tearing down 118 West Daugherty and placing a double wide home on the property. With him not showing up, if he stills wants to request this he will be moved to next month's agenda. This is one of the houses that is on the condemnation list

Brock Powell made the motion to adjourn, David Comstock made the second, all agreed. Motion carried. The meeting was over at 5:54 p.m.



Mayor



City Clerk

PLANNING AND ZONING MINUTES

March 25, 2019

5:30 P.M.

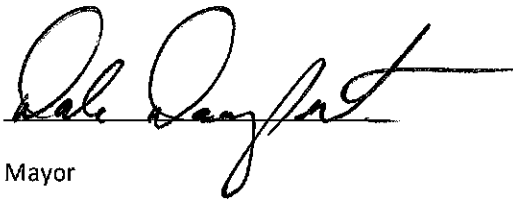
Present were Dale Davenport, David Comstock, Joan Schick, Bill Oakes, Neil Snyder, Will Cline, Clint Worley, and Debbie Cornell. Absent were John Henkle and Brock Powell. Dale Davenport opened the meeting.

First appeared before Planning and Zoning were Nathan Grant and Jim Pashia of Clayton Homes and Gary Sherard the potential buyer of 212 Washington and If approved the new owner would like to remove the existing condemned manufactured home and replace it with a new single section 14 by 66 foot manufactured home with permanent block wall foundation. Bill Oakes said the front door would have to have a street view and would have to have a public hearing. Joan Shick made the motion to send it to council for final approval after a public hearing set for 5:30 p.m. April 9 prior to council, Bill Oakes made the second with David Comstock, Bill Oakes and Joan Shick all voting yes. Motion carried.

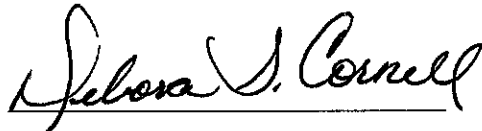
Will Cline brought to the council that there are questions 116 and 118 Sharon Drive not meeting the set back requirements on the deed (parcel id 14-960962-000. Joan Shick made the motion to Grandfather in the setbacks as they exist, Bill Oakes made the second with David Comstock, Bill Oakes and Joan Shick all voting yes. Motion carried.

Will Cline told the committee that the County deeded the property at 202 S. Pine to the city.

David Comstock made the motion to adjourn, Bill Oakes made the second, all agreed. Motion carried. The meeting was over at 5:51 p.m.



Mayor



City Clerk

PLANNING AND ZONING MINUTES

April 29, 2019

5:30 P.M.

Present were Alan Griffin, David Comstock, Joan Schick, Bill Oakes, Neil Snyder, Brock Powell, John Henkle, Clint Worley, and Debbie Cornell. Alan Griffin opened the meeting.

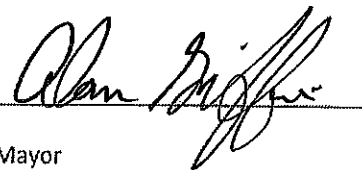
Becky Crane approached the committee to enclose in the part of the trailer that burnt that was a shed. It will be for storage only and will need no electric water and no one will be living in the storage shed. Brock Powell made the motion to allow Becky Crane to do this with the purchase of a building permit, Bill Oakes made the second and all agreed. Motion carried.

Brock Powell next stepped away from the committee and came before the members with a request to have a variance for a deck in the fenced area of Shirley's Place. He wanted to take the deck against the walls of the treasure trove. He told the committee that In Joplin and Webb City they allow this in the downtown areas. He said he must have misunderstood and he had started building so it would be ready for the weekend. It is 22 foot. Alan Griffin made the motion to allow the variance be sent to council for approval, David Comstock made the second and all agreed with the exception of Brock who abstained. Mayor Griffin told Mr. Powell he could not construct until the approval for a variance was approved by council.

The next Planning and Zoning meeting will be June 24, 2019.

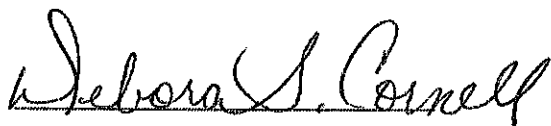
The board suggested that a roundtable be set up to discuss set backs in the downtown area.

John Henkle made the motion to adjourn, Brock Powell made the second, all agreed. Motion carried. The meeting was over at 6:00 p.m.



Alan Griffin

Mayor



Deborah S. Cornell

City Clerk

PLANNING AND ZONING MINUTES

July 29, 2019

5:30 P.M.

Present were Alan Griffin, David Comstock, Joan Schick, Neil Snyder, John Henkle, Bill Oakes, Will Cline, and Debbie Cornell. John Henkle opened the meeting.

Ronald and Kimber Woodard came before the committee with a request to place the same manufactured home as they were going to place on Pine but would like to place it at 112 West Lewis. They will take the house down that is sitting on that lot. It will be on a permanent foundation. John Henkle said it needs to be with IBC codes. Nathan told the council that they can do IBC codes they just cost more. Bill Oakes made the motion for them to take it to the public Hearing bring there papers for the IBC code for the meeting, David Comstock made the second and all agreed motion carried.

The committee then discussed downtown district. Would like to have the setbacks at 8 foot. The committee will come to the next roundtable with suggestions.

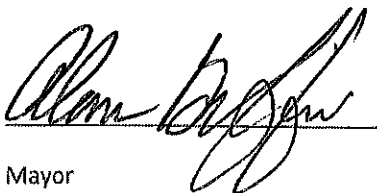
Will Cline told the committee that they need to find more volunteers to be on a Board of Adjustments and the Planning and Zoning will need to start transitioning into changing to a Board of Adjustment.

Will need to change Chapter 415 to state that IBC Modular's is all that will be accepted. Also, will need to reflect how they want to handle replacement or grandfather.

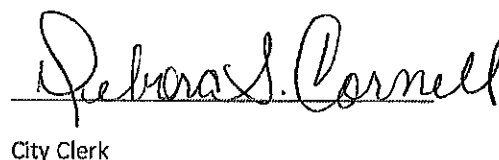
Discussed loft areas are not to be included in the square footage. need to have a minimum of 8 foot with egress a closet and window.

Clint talked to the committee about medical marijuana and the distance to sell medical marijuana can be from schools parks and churches. Alan Griffin made the motion to make it 500 feet from schools and 100 feet from parks churches daycare., David Comstock made the second and all agreed. Motion carried. Bill Oakes made the motion to make cultivation 1000 feet from all, Alan Griffin made the second and all agreed. Motion carried. Joan Schick made the motion to have 1,000 feet from a dispensary, Bill Oakes made the second and all agreed. Motion carried. Alan Griffin made the motion to have the business hours 8 to 8, Bill Oakes made the second and all agreed. Motion carried.

David Comstock made the motion to adjourn, Bill Oakes made the second, all agreed. Motion carried. The meeting was over at 7:05 p.m.



Mayor



City Clerk

PLANNING AND ZONING MINUTES

August 26, 2019

5:30 P.M.

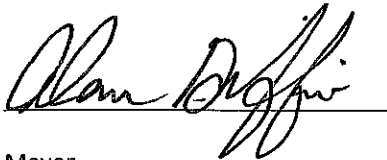
Present were Alan Griffin, David Comstock, Neil Snyder, John Henkle, Bill Oakes, Will Cline, and Debbie Cornell. John Henkle opened the meeting.

Gay Bentley appeared before the Planning and Zoning to build a metal house. It will be built by IBC code and will be on the North west corner of Lewis and Tennessee. She said she was not sure if she could just buy permits and build or have to get permission because metal houses are somewhat new. The Planning and Zoning said she was meeting all the criteria so all she will need to do is to bring the plans in to city hall when she is ready and buy her permits.

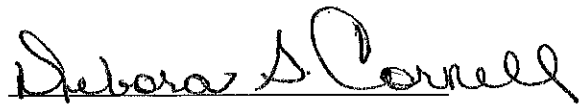
Next Bub Wald came before the Planning and Zoning. He has 2 fema trailers on his property on England Hill. He received a letter from the police stating he could not live in a travel trailer. They have been on his property for 10 years and are not travel trailers. Him and his son each are staying in one while they are rebuilding a house. Alan Griffin made the motion to give him a year unless Will Cline finds where he has been grandfathered in then he will not have to return in a year, Bill Oakes made the second and all agreed. Motion carried. Alan Griffin said that he needs to have the CC taken off of the police letters.

John Henkle said in the blocks East of Dollar General and South of Main their is 30 % of the residences are mobile homes. He said that if we could do aR3 that would probably be one are that would be good for it. John Henkle said that our permit fees need to be gone over and updated. Also Gretchen has not been getting the permits to the assessor and that needs to be corrected. Swimming pools need to have a permit

Neil Snyder made the motion to adjourn, Bill Oakes made the second, all agreed. Motion carried. The meeting was over at 6:26 p.m.



Mayor



City Clerk

PLANNING AND ZONING MINUTES

September 30, 2019

5:30 P.M.

Present were Alan Griffin, David Comstock, Neil Snyder, John Henkle, Joan Schick, Will Cline, and Debbie Cornell. John Henkle opened the meeting.

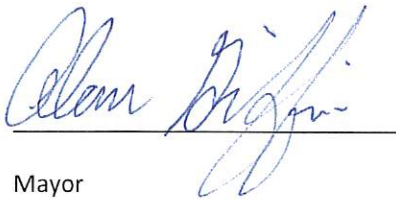
Staci Nelson requested of the Planning and Zoning to put a beauty shop in the back building on her property at 302 S. Pearl. The most that there would be at any one time would be 2. She had signatures from all of her neighbors saying they had no problem with her doing that. David Comstock made the motion that the committee sends it to council for approval, Joan Schick made the second, all agreed. Motion carried.

Will Cline next told the committee that after research Bub Wald's trailers were Grandfathered in.

John Henkle ask if Zoey Burrows had gotten her permit for building of her house on England Hill, Will said yes.

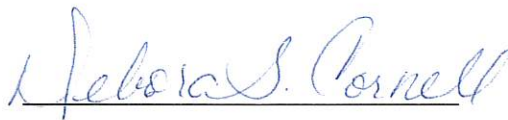
John Henkle said that the permits need to have site drawings on the permit. Neil said he agrees but he has not gotten any. If it is a company like Schuber Mitchell he will get a complete set, but anyone else there is a place to do a pencil drawing. At the next meeting they will go over paper work on the permits what is lacking and charges that need to be collected. Also they need to be working on the mobile homes to make them more apples to apples to the site built homes. need to include off street parking, 8 foot sides, steep of the roof pitch for both trailers and site built

David Comstock made the motion to adjourn, Joan Shick made the second, all agreed. Motion carried. The meeting was over at 6:20 p.m.



Alan Griffin

Mayor



Deborah S. Cornell

City Clerk

PLANNING AND ZONING MINUTES

November 25, 2019

5:30 P.M.

Present were Alan Griffin, David Comstock, Neil Snyder, John Henkle, Bill Oakes, Clint Worley, Will Cline, and Debbie Cornell. Joan Schick was absent. John Henkle opened the meeting.

James PettyJohn requested to have the East end of the alley closed off there is a north south alley that can be accessed from Hall. Him and his wife had come a couple of years ago when they first bought the property to see what they would need to do once they cleaned up the property to the north of the alley. All of the property owners are ok with the closing of that section of the alley. Bill Oakes made the motion to take this to council, David Comstock made the second and all agreed. Motion carried.

Teresa Bailey had put a request to put a small building at Poplar and Elizabeth to live in. She did not come before the committee. Alan Griffin made the motion it was denied due to the less than 900 square feet, Bill Oakes made the second and all agreed. Motion carried.

Ryan Powell, 108 Harrison Court, came with a request that he could build a duplex on Harrison court. He also will be building two houses on two of the other lots. Alan Griffin made the motion to set him for a public hearing at 5:30 p.m. before council on January 14, 2020, David Comstock made the second and all agreed. Residents within 300 feet need to be notified.

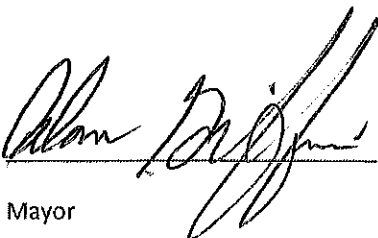
Next the committee discussed the chicken ordinance and Emily Pinks request to keep her chickens. Alan Griffin made the motion to set her for a public hearing before the January 14, 2020 at 5:45 p.m. council meeting, David Comstock made the second Alan Griffin, David Comstock, Johns Henkle yes and Bill Oakes no. Public Hearing scheduled.

Next the committee discussed changes they would like to make in the chicken ordinance. John Henkle said he would like to put it down tight enough that the city would not have to have a public hearing every time someone wanted chickens.

After much discussion David Comstock made the motion to take to council the following changes to the chicken ordinance: Under 7,000 square feet no chickens allowed, 7,000 to 20,000 square feet 3 chickens allowed, 20,000 square feet to 1 acre 12 chickens allowed. Must have self contained coops 12 feet from property line and 12 feet from any building on owners property that is being lived in. The coops must be covered and the pen sizes are for 6 and under 180 square feet, 7 to 12 360 square feet. No roosters. There will be a \$20 annual permit. No public hearing., Bill Oakes made the second and all agreed. Motion carried.

David Comstock made the motion that the next meeting will be January 27, 2020 and no meetings in December, Alan Griffin made the second and all agreed.

David Comstock made the motion to adjourn, Bill Oakes made the second, all agreed. Motion carried. The meeting was over at 6:44 p.m.



Mayor



City Clerk

BUILDING BOARD

April 29, 2019

6:00 P.M.

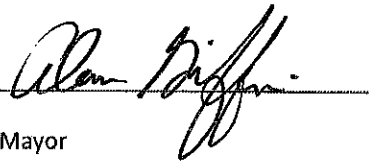
Present were Alan Griffin, David Comstock, Joan Schick, Bill Oakes, Neil Snyder, Brock Powell, John Henkle, Clint Worley, and Debbie Cornell. Alan Griffin opened the meeting.

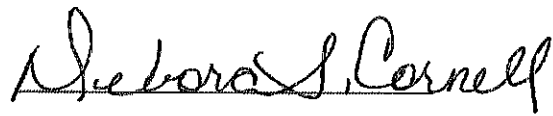
Clint Worley told the committee that Ms Hamill that owns the structure by the school is deceased. The city will have to wait until the tax sale to obtain that property.

He is trying to locate Ruth Logan that owns 508 Oak Drive.

The County gave the property at 202 South Pine to the City and bids have gone out for that to be demolished.

David Comstock made the motion to adjourn, Joan Shick made the second, all agreed. Motion carried. The meeting was over at 6:13 p.m.


Mayor


City Clerk