

P & Z Meeting Minutes  
February 3, 2014  
7:00 P.M.

Members Present: Robert Wilson, Steve Faseler, Bob Blondo, Joe Gallant, Jay Godwin, Kyle Vogel, Chris Souliere. Members absent: David Young, Chris Cauble

The minutes from January 4, 2014 were approved with a motion from Joe Gallant and a second by Chris Souliere. All voted aye.

The agenda was approved with a motion from Robert Wilson and a second from Kyle Vogel. All voted aye.

#### Visitors

None were present

#### Agenda Items

### **14-02-01 Preliminary Plat and Rezoning – Village of Roundwood at Wicklow**

#### Staff Report

Travis Cossey presented the request for the preliminary plat and rezoning request. Mr. Cossey stated that Mr. Pat O'Rielly is requesting the rezoning and reconfiguration of 56.656 acres of the original Wicklow preliminary plat. This phase is located south of Tracker Rd and west of Old Castle Road. The development will accommodate 88 single family lots and a site for an elementary school. The rezoning request is for an area originally zoned Neighborhood Commercial at the intersection of Tracker and Old Castle Estates to R1 and the rezoning for the proposed school area from R3 to R1.

#### Public Hearing

Mr. Clayton Hines was present to answer any question of the Commission. He participated in the Commission discussion

#### Discussion

Steve Faseler asked if the Nixa school district was interested in the site. Mr. Cossey stated that the Schools are under contract to buy with the condition of the plat approval. Kyle Vogel stated that he was concerned with the lack of commercial zoned areas and now this area is being rezoned to R1. Mr. Cossey stated that the area east of Old Castle Road would remain as an NC (neighborhood commercial) zoned area the rezoning would not affect that. Jay Godwin asked why the rezoning from R3 to R1 for the school, since the school can build in an R3 area. Mr. Cossey stated that it was a lot configuration issue. The proposed school site does not line up with the current R3 zoning.

Kyle Vogel stated that he has concerns with the stormwater runoff into Old Castle Estates. Clayton Hines, Shaffer and Hines, stated that the runoff would not be a problem. Mr. Vogel asked why there was not any access from the neighborhood to the schools. Mr. Hines stated that the school did not want back door access to the buildings. There is plenty of room to stack the cars as they wait for pick up and to drop off.

Joe Gallant made a motion to approve the request with a second by Kyle Vogel. All voted aye.

### **14-02-03 Preliminary Plat – Old Castle Estates**

Travis Cossey presented the report for the preliminary plat request. Mr. Cossey stated that Mr. Bunch Greenwade has submitted a request for preliminary plat approval for 114 single family lots. At the time of the installation of the Northeast Regional Lift Station, Mr. Brent Peltzer made payment to the City for the anticipated number of residential units proposed for the 175 acre development known as Maplewood Hills. The following is a breakdown of the development of the site and the number of residential units.

Maplewood Hills	71 residential units
Columns @ Century Park	105 residential units
Columns @ Century Park 1 <sup>st</sup> Addition	107 residential units
Highland Ridge East	86 residential units
Old Castle	5 residential units

With the proposed 114 single family lots the total is 488 lots. Mr. Peltzer has paid for 487 lots. Bunch Greenwade will pay for the remaining lot. Staff Recommends approval with conditions as presented.

### **Public Hearing**

Mr. Clayton Hines with Shaffer and Hines was present representing the applicant.

### **Discussion**

Joe Gallant made a motion to approve with a second by Chris Souliere.

### **Planner's Report**

Mr. Cossey stated that he did not have a Planner's Report.

Mr. Cossey gave the Commissioner's a handout on the ½ cent sales tax initiative and discussed the proposed tax.

With no further business, Joe Gallant made a motion to adjourn with a second by Bob Blondo. Meeting adjourned.