

P & Z Meeting Minutes
October 5, 2015
7:00 P.M.

Members Present: Kendall Dingus, Bob Blondo, Robert Wilson, Chris Souliere, Jack Bickler David Young, Joe Gallant, Chris Cauble. Members Absent: Steve Tallaksen.

The minutes from September 8, 2015 were approved with a motion from Bob Blondo and a second by Robert Wilson. All voted aye.

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

Visitors

There were no visitors present

Agenda Items

15-10-01 Preliminary Plat – Summit Meadows ; 15-10-02 Right of Way Vacation – Daisy Falls

Staff Report

Travis Cossey presented the staff report for both the preliminary plat and right of way vacation. Mr. Cossey stated that the applicant is requesting approval of an amended preliminary plat for the creation of 81 lots on 25.81 acres of land known as Summit Meadows.

The application for Preliminary Plat is accompanied by a request for R.O.W. vacation of the existing stub street constructed with Daisy Falls, adjacent to lots 28 & 29. The area that will be vacated will be absorbed into those lots.

Chris Cauble asked why they were requesting to vacate the stub street. Mr. Cossey stated that on the original plat, there was an existing house located there and they wanted to save it. It has since been torn down and the stub street is no longer needed.

Joe Gallant asked when they would tie the road into 14 Park Place. Mr. Cossey stated that at the time of construction it would be connected.

Public Hearing

Mr. Gallant opened the public hearing for anyone who would like to speak concerning this application. Mr. Steve Stenger, 5051 S National, Springfield, approached the Commission and said he was available if they had any questions.

Discussion

Mr. Gallant asked if there was any further discussion.

With no further discussion, Robert Wilson made a motion to approve the Preliminary Plat with conditions as stated, with a second by Chris Souliere. All voted aye.

Chris Souliere made a motion to approve the R.O.W. vacation with a second by Chris Cauble. All voted aye.

15-10-03 Minor Subdivision – Walnut Creek

Staff Report

Travis Cossey presented the staff report for the Minor Subdivision request. In June, Mr. Johnny Monger submitted a preliminary plat for the creation of 12 lots known as Walnut Creek Ph II. In order to provide access to the area to be developed Mr. Monger had to gain ownership of a small portion of Lot 85 for access to Trailpoint Dr. Mr. Monger was able to reach an agreement with the owners of Lot 85 by providing them with additional property and a fence in exchange for the area reflected on the submitted plat as Lot 85B.

Public Hearing

Ryan Carter 106 W Trailpoint Dr. was available to answer any questions.
Clayton Hines, Shaffer & Hines was available to answer any questions.

Discussion

With no further discussion, Robert Wilson made a motion to approve the request with a second by Kendall Dingus. All voted aye.

15-10-04 Easement Vacation – Villages of Wicklow

Staff Report

Mr. Travis Cossey presented the staff report for the request. Mr. Cossey explained that at the time of annexation of the Villages of Wicklow a perimeter easement was provided in conformance with our Annexation Procedures. At the time of annexation there was an existing road, Maples Rd. along the east side of the parcel. The perimeter easement was placed on the west side of Maples Rd. Subsequent to the annexation the homes along Maples Rd. were removed and the developer received approval from the City to vacate Maples Rd. It has been discovered that when the road was vacated the easement was not. As a result the perimeter easement is now encroaching into the building area.

Public Hearing

Tom Moore, 972 Cheyenne Rd, was concerned that the 15 foot easement was on his property. Mr. Cossey stated that no it was on the correct property.

Discussion

With no further discussion David Young made a motion to approve the request with a second by Chris Souliere. All voted aye.

15-10-05 Easment Vacation – Kelby Creek Ph III

Travis Cossey presented the staff report for the easement vacation request. Mr. Cossey stated that Empire Bank and 2 property owners were affected by an existing Ingress/Egress easement that is located on lots 19-24 of Kelby Creek PH III. The original developers of the subdivision provided an Ingress/Egress easement for the purpose of providing a common driveway that would serve the five lots adjacent to Kelby Parkway. The original developer has since lost the subdivision to Empire Bank. In order to provide greater use of the lots, the bank along with the 2 property owners are requesting vacation of the easement.

Public Hearing

Mr. Levi Viorel, Empire Bank was present for any questions.

Discussion

Jack Bickler asked if the City would have to maintain this area. Mr. Cossey stated that no it wasn't an easement we would take care of.

With no further discussion Chris Souliere made a motion to approve the request with a second by Robert Wilson. All voted aye.

Planner's Report – Technical Specifications Amendments

Travis Cossey presented the Planner's Report. Mr. Cossey gave an overview of the amendments recommended to the City of Nixa Technical Specifications Manual. A lot of the changes were language and definition changes.

Jack Bickler asked what the calculations for seeding and mulching were based on. Mr. Cossey stated that it was mandated by the Federal Clean Water Act.

With no further discussion Robert Wilson made a motion to approve the changes to the Technical Specifications Manual with a second by Jack Bickler.

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