

## **P & Z Meeting Minutes**

April 4, 2016

7:00 P.M.

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

The minutes from March 7, 2016 were approved with a motion from Joe Gallant and a second motion from Bob Blondo. All voted aye.

The agenda was approved with a motion from Joe Gallant and a second from Jack Bickler. All voted aye.

### Vistors:

Robert Wilson asked if there was anyone present who would like to speak on a subject not on the agenda. No one was present.

### Resolutions

Sara Fields, Executive Director, Ozarks Transportation Organization, presented a report for *Draft Major Thoroughfare Plan and Design Standards*. Mrs. Fields stated that the OTO is required by federal law to plan the regional transportation network in order for the region to be eligible to receive federal transportation funding. The OTO has developed Transportation Plan 2040, which includes a proposed road network for the year 2040.

The City of Nixa has been proactive in the past including a traffic circulation plan in the Comprehensive Plan that mirrors the OTO plan. OTO is currently updating the long range transportation plan and has worked very closely with the City of Nixa staff to include recommendations to more closely reflect the expected development patterns.

OTO is requesting the City of Nixa to adopt by resolution the *Draft Major Thoroughfare Plan* and the associated design standards.

Joe Gallant made a motion to adopt the plan with a second by Kendal Dingus. All voted aye.

### Agenda Items:

#### **16-04-01 Special Use Permit – 1212 Butterfield**

Staff Report: Travis Cossey presented the staff report for the Special Use request. Mr. Cossey stated that Ms. Breanna Donnell was requesting a Special Use permit to accommodate an in-home daycare located at 1212 Butterfield. Mr. Cossey stated that the applicant would have to complete state requirements for licensing and inspections. Staff recommends approval with conditions as stated.

### Public Hearing:

No one was present to speak concerning this request.

## Discussion

David Young made a motion for approval of the Special Use permit with a second by Jack Bickler. All voted aye.

## **16-04-02 Preliminary Plat – Kelby Creek**

Staff Report: Travis Cossey presented the staff report for the preliminary plat. Mr. Cossey stated that last month the Commission voted to post-pone the request and they needed to vote to open it up for discussion this month. Joe Gallant made a motion to open the case up for discussion with a second by Chris Cauble. All voted aye.

Mr. Cossey stated that Central Bank of the Ozarks had submitted a request for an amendment to the approved preliminary plat for Kelby Creek. The area in question is a 4.46 acre site located along Kelby Parkway. The original preliminary plat identified this area with 7 single family lots. The current owner is requesting a decrease in density to reduce the lots from seven to one. Staff recommends approval.

## Public Hearing:

Robert Wilson asked if anyone was present to speak on behalf of the amendment.

Lee Viorel, attorney for Central Bank, stated that the bank had a meeting with concerned property owners and had explained the banks reason for the request.

Russ Marquart, Central Bank, stated that the land itself was not an ideal building spot if it stayed as 7 lots. The cost to make the lots buildable would be significant and therefore was making it very hard to find a buyer for them. By making it one larger lot the buildable area was much more accommodating. Mr. Marquart stated that the bank had the opportunity to visit with the homeowners in the area and explain the problem with the land. The homeowners were satisfied with the explanation and no longer had an issue with the request.

## Discussion:

Robert Wilson asked if the Commission had any questions concerning the request.

Chris Souliere made a motion to approve the Preliminary Plat request with a second by Jack Bickler. All voted aye.

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