



Planning and Zoning Commission Meeting  
Monday, August 5, 2024  
Nixa City Hall  
7:00 PM

## AGENDA

**Chairperson** Loren Winter  
**Vice Chair** Brian Popejoy  
**Secretary** Nicholas Gerdes

**Members** Robert Wilson  
Matt Lander  
Charity Fitzgerald  
Ruth Ann Maynard

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**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PLEDGE OF ALLEGIANCE**

**IV. APPROVAL OF MINUTES**

- a. Approval of the meeting minutes from July 1, 2024, Planning and Zoning Commission meeting.

**V. VISITORS**

**VI. OLD BUSINESS AND TABLED ITEMS**

**VII. NEW BUSINESS**

**Exhibit A.** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED CONSOLIDATION OF 4 LOTS LOCATED AT 514 S NICHOLAS ROAD AND 701 S GREGG ROAD.

**Exhibit B.** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE PROPOSED MINOR SUBDIVISION OF .88 ACRES OF PROPERTY LOCATED AT 205 NORTH MAIN STREET

**Exhibit C.** PUBLIC HEARING AND POSSIBLE VOTE CONCERNING THE ADOPTION OF A COMPREHENSIVE PLAN, "NIXA 2045: PLANNING OUR GROWTH", TO SERVE AS A GUIDING DOCUMENT FOR THE FUTURE DEVELOPMENT AND GROWTH OF THE CITY OF NIXA

**VIII. OTHER BUSINESS**

1. Planning and Development Update
2. Planning and Zoning October Meeting Canceled

**IX. ADJOURNMENT**