

P & Z Meeting Minutes

February 4, 2025, 7:00 P.M.

Members present: Robert Wilson, Nicholas Gerdes, Brian Popejoy, Matt Lander, Ruth Ann Maynard.

Members absent: Charity Fitzgerald

The minutes from January 7, were approved with a first from by Matt Lander and a second by Robert Wilson. All voted aye.

Visitors

None

New Business

Exhibit A

Public hearing and possible vote concerning a Minor Subdivision (Lot Line Adjustment) of the property generally located at 1009 W Mt Vernon Street.

Brendan Justin presented the staff report for the request. Mr Justin stated that the subject property was originally annexed and platted as part of Fairfield East subdivision in 1993. Storage units were erected around that time. The property was again subdivided and replatted as Fitzpatrick's Corner in July of 2012.

The proposed lot line adjustment would move the east property line of Lot 3 10 feet to the east, taking approximately .175 acres from Lot 4, which is undeveloped. Currently, patrons of the 3 C's Storage facility with units on the east facing side of the east building encroach upon Lot 4 for access to their units. The increased space would allow for access without crossing the property line which would eliminate the need for encroachment and potential future disputes between property owners. The existing Right-of-Way is sufficient along West Mt Vernon St. No changes are proposed to the 10' Utility easements along the North and South property lines.

Staff recommends approval.

Public Hearing

Loren Winter opened the public hearing for anyone who would like to speak. No one was present.

Discussion

With no further discussion Robert Wilson made a motion to approve with a second by Nicholas Gerdes. All voted aye.

Exhibit B

Public Hearing and Possible vote concerning the proposed Minor Subdivision of property generally located at 501 E State Hwy CC.

Brendan Justin presented the staff report for the request. Mr Justin stated that the owners of 501 East State Highway CC have submitted an application for a minor subdivision of their 22.22-acre parcel which was annexed into the City of Nixa in January of 2025. There is currently a single-family residence which was originally constructed in 1948 as well as several accessory structures clustered on the Western side of the property.

The proposed minor subdivision would create a 3.22 acre lot zoned R-1 (Tract 2) and a 19 acre lot zoned M-1 (Tract 1) from the 22.22 acre parent parcel. The zoning designations were approved as part of the annexation last month and no changes are proposed. All existing utility easements and Right-of-Way are sufficient and consistent with the annexation plat. The property is currently served with Nixa water from the RDE water system. Any future development of tract 1 would extend Nixa sewer service to tract 2. The residence and accessory structures on tract 2 would continue to be served by the current electric provider. Tract 1 will be eligible by right for Nixa electric service after 90 days.

Public Hearing

Loren Winter opened the public hearing for anyone who would like to speak.

Mark Young, Engineer for project was present for any questions. Mr. Young stated that the primary use would be for the Smouse Brothers as a storage facility.

Mr Jerry Pannel , 205 N Laurel, approached the Commission and asked if this project would affect his property. His property is close to the request of Exhibit A, but it would not affect his property.

Discussion

With no further discussion, Robert Wilson made a motion to approve with a second by Ruth Ann Maynard. All voted aye.

Other Business

Scott Godbey gave an update on planning and development activity.

Mr. Godbey gave an update on Commission membership, 2 members are due to be renewed. Loren Winter and Ruth Ann Maynard will be sworn in at the next City Council meeting.

With no further discussion Matt Lander made a motion to adjourn the meeting with a second by Brian Popejoy. All voted aye.

Planning & Zoning Secretary