

P & Z Meeting Minutes

January 7, 2025, 7:00 P.M.

Members present: Robert Wilson, Charity Fitzgerald, Nicholas Gerdes, Brian Popejoy, Matt Lander, Ruth Ann Maynard, Loren Winter

Members absent: None

The minutes from December 2, 2024, were approved with a first from by Robert Wilson and a second by Matt Lander. All voted aye.

Visitors

None

Election of Officers

Loren Winter opened the floor for nominations for the annual election of Commission Officers.

Robert Wilson made a motion to keep Loren Winter as the Chairman with a second by Matt Lander. All voted aye

Matt Lander made a motion to keep Brian Popejoy as Vice-Chairman with a second by Loren Winter. All voted aye

Charity Fitzgerald made a motion to keep Nicholas Gerdes as Secretary with a second by Matt Lander. All voted aye.

Old Business and Tabled Items

None

New Business

Exhibit A

Public hearing and possible vote concerning the Proposed Minor Subdivision of Lot 51 of the Keltner-Walker Addition.

Scott Godbey presented the staff report for the request. Mr. Godbey stated that the Keltner-Walker Addition was originally platted in September of 1971. This commercial property underwent several additions and remodels over the years including partition walls serving to divide suites inside the buildings. The lot in question was purchased in May of 2023, and extensive updating and remodeling commenced which unearthed some property line discrepancies. In July of 2024, property line adjustments were made to correct those errors.

The proposed minor subdivision will split the current lot and building into 3 lots. The lot lines correspond with interior walls and extend to either a shared parking lot or to the right-of-way line. There is no minimum lot size for commercial property in the City of Nixa. All of the lots will have access to the shared parking lot on the north side of the

properties. According to Sec. 115-38(e) of Nixa City Code, this property will not be eligible for future lot splits via a minor subdivision.

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 Charity Fitzgerald made a motion to approve with a second by Robert Wilson. All voted aye.

Exhibit B

Public Hearing and Recommendation to the City Council concerning the voluntary annexation of approximately 22.22 acres of real property generally located at the northwest corner of the Monet Road and E State Hwy CC intersection and zoning the property to multiple zoning districts.

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 voluntary annexation of their 22.22-acre parcel. 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 owner is requesting 19-acres be zoned M-1 (light manufacturing) and the remaining 3.3-acres be zoned R-1 (single-family). If approved this property will be added to Council District 1.

To the east of the subject property is Monet Rd then Eagle Ridge subdivision which is zoned R-1 single family and within the Nixa city limit. North and West of the subject property are private residences located outside the city limit. The South boundary of the property is State Highway CC then various commercial uses. There is a substation adjacent to the Northeast corner of the subject property that supplies power to the City of Nixa.

Brian Popejoy asked what M-1 Zoning allowed for. Mr Godbey stated that it was light manufacturing. Robert Wilson asked if RDE water was sufficient for this development. Mr. Justin stated that it was.

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.

Discussion

With no further discussion, Robert Wilson made a motion to approve with a second by Matt Lander. All voted aye.

Other Business

Scott Godbey gave an update on planning and development activity.

Mr. Godbey stated that staff would be updating the Special Event application process and would bring that to the Commission for review.

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

Planning & Zoning Secretary