

PLANNING COMMISSION

March 6, 2018
7:00 PM
Council Chambers

CALL TO ORDER

ROLL CALL

Commissioners Present: Commissioners Huddleston, McDowell, O'Day, Pinkley,
Vice-Chairperson Romine and Chairperson Harris

Commissioners Absent: Commissioners Burney, Loyd, McConnell and Woolery

Staff Present:

Joel Hornickel	Director of Planning and Development
Perry Eckhardt	Senior Planner
Amy Jackson	Planner
Keith Francis	Public Works Director
Kendall Powell	Utilities Operations and Development Manager
Kirby Dieterman	MS4 Coordinator
William Duston	City Attorney

PUBLIC COMMENTS

None.

REGULAR AGENDA ITEMS

1. Approve Minutes

a) November 9, 2017 regular meeting minutes

MOTION:

Motion by Commissioner Pinkley and seconded by Vice-Chairperson Romine to approve the November 9, 2017 minutes as presented by staff. Motion unanimously carried.

OLD BUSINESS

None.

PUBLIC HEARING AGENDA ITEMS

2. Request for a Repeal of Planned Development PD-2005-006, Known as Professional Park, and a Zoning Request for Entertainment for the Property Located at 3925 Green Mountain Drive, Branson, Missouri.

Project No. 17-3.3 (17-00300003)

Applicant: Mark Ruda

Mr. Hornickel presented the staff report as filed with the Planning and Development Department.

Chairperson Harris asked if the commissioners had any questions for staff; there was no response. He then asked if the applicant was present to make any comments.

Mr. Mark Ruda approached and briefly stated that the reason behind the request was to allow other opportunities for development since the original plan for development was never implemented.

Chairperson Harris asked if the commissioners had any questions for the applicant; there was no response. He then asked if there was anyone else present who wished to speak in regards to the request; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner O'Day and seconded by Commissioner Huddleston to approve Resolution 17-3.3.

AYES: Commissioners Huddleston, McDowell, O'Day, Pinkley, Vice-chairperson Romine and Chairperson Harris

NOES: None

ABSTAIN: None

ABSENT: Commissioners Burney, Loyd, McConnell and Woolery

Motion to approve Resolution 17-3.3 carried with a 6-0 vote.

3. Request for a Zoning Change from High Density Residential to Community Commercial for the Property Located at 672 Spring Creek Road, Branson, Missouri.

Project No. 18-3.1 (18-00300001)

Applicant: City of Branson

Mr. Hornickel presented the staff report as filed with the Planning and Development Department.

Chairperson Harris asked if the commissioners had any questions for staff; there was no response. He then asked if there was anyone else present who wished to speak in regards to the request; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Pinkley and seconded by Commissioner McDowell to approve Resolution 18-3.1.

AYES: Commissioners Huddleston, McDowell, O'Day, Pinkley, Vice-chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Commissioners Burney, Loyd, McConnell and Woolery

Motion to approve Resolution 18-3.1 carried with a 6-0 vote.

4. Request for a Zoning Change from High Density Residential to Community Commercial for the Property Located at 664 Spring Creek Road, Branson, Missouri.
Project No. 18-3.2 (18-00300002)
Applicant: Mark Ruda

Mr. Hornickel presented the staff report as filed with the Planning and Development Department.

Chairperson Harris asked if the commissioners had any questions for staff; there was no response. He then asked if the applicant was present to make any comments.

Mr. Mark Ruda approached and briefly stated the change would fulfill their original plan for the property and retain the zoning they had prior to the city's recent rezoning.

Chairperson Harris asked if the commissioners had any questions for the applicant; there was no response. He then asked if there was anyone else present who wished to speak in regards to the request; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Huddleston and seconded by Vice-Chairperson Romine to approve Resolution 18-3.2.

AYES: Commissioners Huddleston, McDowell, O'Day, Pinkley, Vice-chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Commissioners Burney, Loyd, McConnell and Woolery

Motion to approve Resolution 18-3.2 carried with a 6-0 vote.

- 5. Request for a Municipal Code Amendment to Chapter 66 – Planning and Subdivisions, Chapter 94 – Zoning, and Appendix A – Fee Schedule.
Project No. 18-12.1 (18-01200001)
Applicant: City of Branson

Mr. Hornickel presented the staff report as filed with the Planning and Development Department.

Commissioner O’Day asked if the proposed performance guarantee for land disturbance activities would be applied as a cost per acre.

Mr. Dieterman approached and stated the guarantee would be applied on a per acre total. He stated there would be a breakdown between three thousand and two thousand dollars per acre. He also stated there were three bond release points being proposed during any project as long as that project met the City’s requirements.

Chairperson Harris asked if the commissioners had any questions for staff; there was no response. He then asked if there was anyone else present who wished to speak in regards to the request; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Huddleston and seconded by Vice-Chairperson Romine to approve Resolution 18-12.1.

- AYES: Commissioners Huddleston, McDowell, O’Day, Pinkley, Vice-chairperson Romine and Chairperson Harris
- NOES: None
- ABSTAIN: None
- ABSENT: Commissioners Burney, Loyd, McConnell and Woolery

Motion to approve Resolution 18-12.1 carried with a 6-0 vote.

COMMISSIONER & STAFF REPORTS


None.

ADJOURN

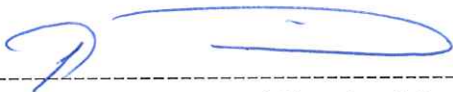
Motion by Commissioner McDowell and seconded by Vice-Chairperson Romine, and unanimously carried to adjourn the meeting at 7:56 PM.




Clark Harris, Chairperson



Date



Joel Hornickel, Director of Planning & Development



Date