



AGENDA

Planning and Zoning Meeting
Municipal Court Building, 540 Civic Blvd
March 11, 2024 at 6:00 PM

Call Meeting to Order

Approve Agenda

Approve Minutes

- 1. Draft Minutes 1/8/24.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held January 8, 2024.

Meeting Procedures

Public Hearings

- 2. PDD 24-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Forty Point Six-Four (40.64) Acres, Located the 664 E Aaron Way From Planned Development District (PDD) to Brookside Estates Planned Development District (PDD).
- 3. ORD 24-001.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Chapter 400 Comprehensive Plan And City Planning And Zoning.

Other Business

4. The Planning and Zoning Commission is required to select from amongst themselves , and approve by vote, a Chairperson, a Vice-Chairperson, and a Secretary.

Citizen Participation

BUILDS Department Update

- 5. P&Z 101.** The Planning and Zoning Commission is a state mandated body that performs a very important function. P&Z 101 is an opportunity for Commissioners and BUILDS Staff to better familiarize themselves with the purpose and powers of the Planning and Zoning Commission. Each month Staff will introduce a new topic and provide a brief summary to the Commission. Depending on the given topic certain materials, supporting statutes, ordinances, and adopted documents will be provided and covered.

This month's topic: Public Notice Purpose and Process

Adjournment

Individuals addressing the Board are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 417-732-3101 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



MINUTES

Planning and Zoning Meeting
Municipal Court Building, 540 Civic Blvd
January 08, 2024 at 6:00 PM

Call Meeting to Order

PRESENT

- Chairman Ransom Ellis
- Commissioner John Alexander
- Commissioner Brian Doubrava
- Commissioner Michael Mann
- Council Liaison Garry Wilson

ABSENT

- Commissioner Jeff Hays
- Commissioner Cynthia Hyder

Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Alexander.
Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Doubrava, Commissioner Mann

Approve Minutes

- 1. Draft Minutes 11/13/23.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held November 13, 2023.

Motion made by Commissioner Doubrava, Seconded by Commissioner Alexander.
Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Doubrava, Commissioner Mann

Meeting Procedures

Patrick Ruiz read the Meeting Procedures.

Public Hearings

- 2. REZN 24-001.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two Nine (0.29) Acres, Located at 1167 North Oakwood Avenue from Agricultural (AG) to General Commercial (C-2).

Staff report: Chris Tabor

Speakers in support: none
Speakers in opposition: none

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.
Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Doubrava, Commissioner Mann



- 3. **REZN 24-002.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately 1.08 Acres, Located at 505 West Brookfield Street, from General Commercial (C-2) to Multi-Family (R-3).

Staff report: Patrick Ruiz

Speakers in support: Bo Appleberry

Speakers in opposition: none

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Doubrava, Commissioner Mann

Other Business

- 4. **SUBD-PRE 24-001.** Possible Vote to Recommend the Approval of a Preliminary Plat for Walker Heights, a Subdivision Consisting of Approximately 40.456 Acres Located at 7217 West Farm Road 182.

Staff report: Chris Tabor

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Doubrava, Commissioner Mann

Citizen Participation

Speakers: none

BUILDS Department Update

- 5. **P&Z 101.** The Planning and Zoning Commission is a state mandated body that performs a very important function. P&Z 101 is an opportunity for Commissioners and BUILDS Staff to better familiarize themselves with the purpose and powers of the Planning and Zoning Commission. Each month Staff will introduce a new topic and provide a brief summary to the Commission. Depending on the given topic certain materials, supporting statutes, ordinances, and adopted documents will be provided and covered.

This month's topic: Commission Duties

Presentation: Chris Tabor

Next month's topic is Public Notice

Adjournment

Motion made by Commissioner Alexander, Seconded by Commissioner Doubrava.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Doubrava, Commissioner Mann

Chris Tabor, Principal Planner

Ransom Ellis, Chairman



EXHIBIT A

Project/Issue Name: **PDD 24-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Forty Point Six-Four (40.64) Acres, Located at the 664 East Aaron Way, from Planned Development District (PDD) to Brookside Estates Planned Development District (PDD)

Submitted By: SFG Landing LLC

Presented By: Chris Tabor, Principal Planner

Date: February 12, 2024

ISSUE IDENTIFICATION

SGF Landing LLC has applied to change the Zoning Classification of approximately 40.64 acres of property located at the 664 East Aaron Way from Planned Development District (PDD) to **Brookside Estates Planned Development District (PDD)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately **40.64 acres** of land located at 664 E Aaron Way. The property is currently occupied by two residential dwellings and some accessory structures. The use of the property is primarily residential in nature.

Applicant's Proposal

The Applicant is proposing the Rezoning of the subject property to Brookside Estates Planned Development District (PDD), a single-family residential subdivision containing a maximum of 153 lots and a maximum density of 3.76 lots per acre.

Specifically, the proposed Development Plan will allow for a mix of single-family residential lots consisting of 48 lots with a minimum lot size of 9,000 sf, 105 lots with a minimum lot size of 7,000 sf, and detention. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development, a required collector street, and a number of local streets to support the development.

Specifically, the Applicant's proposal includes the following elements:

- **Medium-Density Single-Family Residential (R1-M)**



EXHIBIT A

- Total Lots: 48
- Permitted Uses: Single-Family Residential
- Setbacks (required distance from the building footprint to the respective property line):
 - Front: 25 Feet
 - Rear: 25 Feet
 - Interior Side Setback: 6 Feet
 - Side Street Setback: 15 Feet
- Required Frontage (measurement of the property along the road):
 - 80 Feet
- **High-Density Single-Family Residential (R1-H)**
 - Total Lots: 105
 - Permitted Uses: Single-Family Residential
 - Setbacks (required distance from the building footprint to the respective property line):
 - Front: 25 Feet
 - Rear: 25 Feet
 - Interior Side Setback: 6 Feet
 - Side Street Setback: 15 Feet
 - Required Frontage (measurement of the property along the road):
 - 70 Feet

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

Current Conditions of Property

The subject property is currently zoned as part of the Valley Trails Planned Development District (PDD). This PDD allows for single-family homes at a density of 2.7 homes per acre. The Development Plan for Valley Trails includes custom setbacks and lot sizes.

Lot specifications for the subject property's existing zoning (PDD) include the following elements:

- **Valley Trails Planned Development District (PDD)**
 - Permitted Uses: Single-Family Residential
 - Setbacks (required distance from the building footprint to the respective property line):
 - Front: 15 Feet
 - Rear: 15 Feet
 - Interior Side Setback: 5 Feet
 - Required Frontage (measurement of the property along the road):
 - 50 Feet



EXHIBIT A

Consistency with the Planned Development District (PDD) Ordinance

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land uses and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

Planned Unit Developments must demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval:

- The proposed Development Plan shall involve a mixture or variation of land uses or densities
 - Brookside Estates PDD includes two differing residential densities within the project area.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Brookside Estates PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction of several Local-class Streets and one Collector-class Street.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
 - The City of Republic's Comprehensive and Land Use Plans promote the expansion of commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Brookside Estates property can be adequately supported by the City's capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
 - The Brookside Estates Development Plan includes the construction of Grace Street, which would serve as a collector from Main Street to Lynn Avenue. As currently configured, no such connection exists for more than 5,000 ft between Miller Road and Countyline Road.

Consistency with the Comprehensive Plan and Land Use Plan

The City's Comprehensive Plan and Land Use Plan generally encourages the expansion of residential development through proactive rezoning of land at appropriate locations. Appropriate locations are

**EXHIBIT A**

described generally throughout the Plan with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses.**

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:

- **Community Development Goals and Objectives**
 - **Goal 1:** Support market conditions to develop a greater variety of residential options.
 - **Objective 1A:** Support a variety of housing developments and styles to ensure a range of options are available.
- **Coordination with Infrastructure**
 - **Goal 1:** Support new development that is well-connected to the existing community.
 - **Objective 1A:** Encourage development that improves and expands upon existing infrastructure.
 - **Objective 1B:** Promote development aligning with current adopted plans of the City.
 - **Goal 2:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent established properties.
 - **Objective 1A:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.

Compatibility with Surrounding Land Uses***Zoning Compatibility***

The subject site is surrounded by existing agricultural and residential zoned properties and uses:

- North: Medium Density Single-Family Residential (R1-M)
- South: Greene County Agricultural (A-1)
- East: Medium Density Single-Family Residential (R1-M); Valley Trails Planned Development District (PDD)
- West: Medium Density Single-Family Residential (R1-M)

The proposed Development Plan ensures that incoming properties are adjacent to those of like zoning. Brookside Estates is planned so that owners of existing lots zoned Medium-Density Single-Family Residential (R1-M) would be assured that only R1-M lots would be created next to them.

The land uses permitted in the Applicant's proposal are considered to be generally compatible with the surrounding agricultural and residential zoned properties and uses in proximity to the subject parcel.

Capacity to Serve Potential Development and Land Use



EXHIBIT A

Municipal Water and Sewer Service: The subject site is in proximity to City of Republic sanitary sewer and water service, with existing points of connection to the north, east, and west. Several potential connections are available for both utilities.

The development will be served via a looped water system, connecting to existing water mains that have points of connection to the north, east, and west. The exact location and size of the water mains required to serve the development will be determined during the infrastructure design process.

Effluent from the development would travel to the Shuyler Creek Lift Station before traveling back to the Wastewater Treatment Facility.

The Water System, the proposed Lift Station, existing Lift Station, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development at full build-out.

Transportation: Brookside Estates proposes six new streets facilitating circulation within the subdivision:

- Spring Court
- Spruce Way
- Sugar Pine Lane
- Briarwood Drive
- Cyprus Way
- Creekside Place

The Development Plan extends four existing streets:

- Hardy Street
- Hadley Street
- Halsey Street
- Grace Street

The proposed Development Plan would finish several planned connections to existing neighborhoods to facilitate travel within the City. At each of these connection points, streets were previously “stubbed out” to the edge of the property to provide future access to the subject property. Completing these roads would create additional routes for both residents and emergency service personnel. Additionally, making these connections will alleviate current conditions along portions of Hardy, Hadley, Halsey, and Grace within Sterling Meadows where larger vehicles such as fire trucks are unable to turnaround and may instead be required to back up as much as 800 feet.

**EXHIBIT A**

Importantly, the Development Plan includes the construction and dedication of a portion of Grace Street which will complete the full connection between Lynn Avenue and Main Street as identified in the City's Transportation Plan.

In accordance with policy, the Applicant was required to perform a Traffic Impact Study (TIS) to analyze the impact of the traffic generated from the proposed development. The TIS was then reviewed by BUILDS Staff. The results of the TIS indicate the proposed full buildout of the development will not warrant any traffic improvements.

Stormwater: The Development Plan contains an area designated for stormwater retention/detention, designed to accommodate stormwater generated by the development. The location for this area is in the northeast corner of the development, as necessitated by the topography of the property. Additional stormwater areas and/or easements may be required through the engineering design process. The stormwater retention/detention areas, drainage easements, and all open space/common areas will be owned and maintained by the Developer and/or a Property Owners Association.

Floodplain: The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)**.

Sinkholes: The subject parcel **does not** contain any identified sinkholes.

Infrastructure Design: The design and precise placement of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting Process.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of infrastructure design, impacting the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be the development, review, and approval of an Infrastructure Permit for the construction of utility services and roads.

STAFF RECOMMENDATION

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive and Land Use Plans**, generally consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.

Owner/Applicant
 TVP INVESTMENTS LLC/SFG
 LANDING LLC

ADDRESS
 664 E. Aaron Way.

ZONING
 PLANNED DEVELOPMENT
 DISTRICT (PDD) | REQUESTED:
 BROOKSIDE ESTATES (PDD)

PIN
 1729100013

WARD
 3

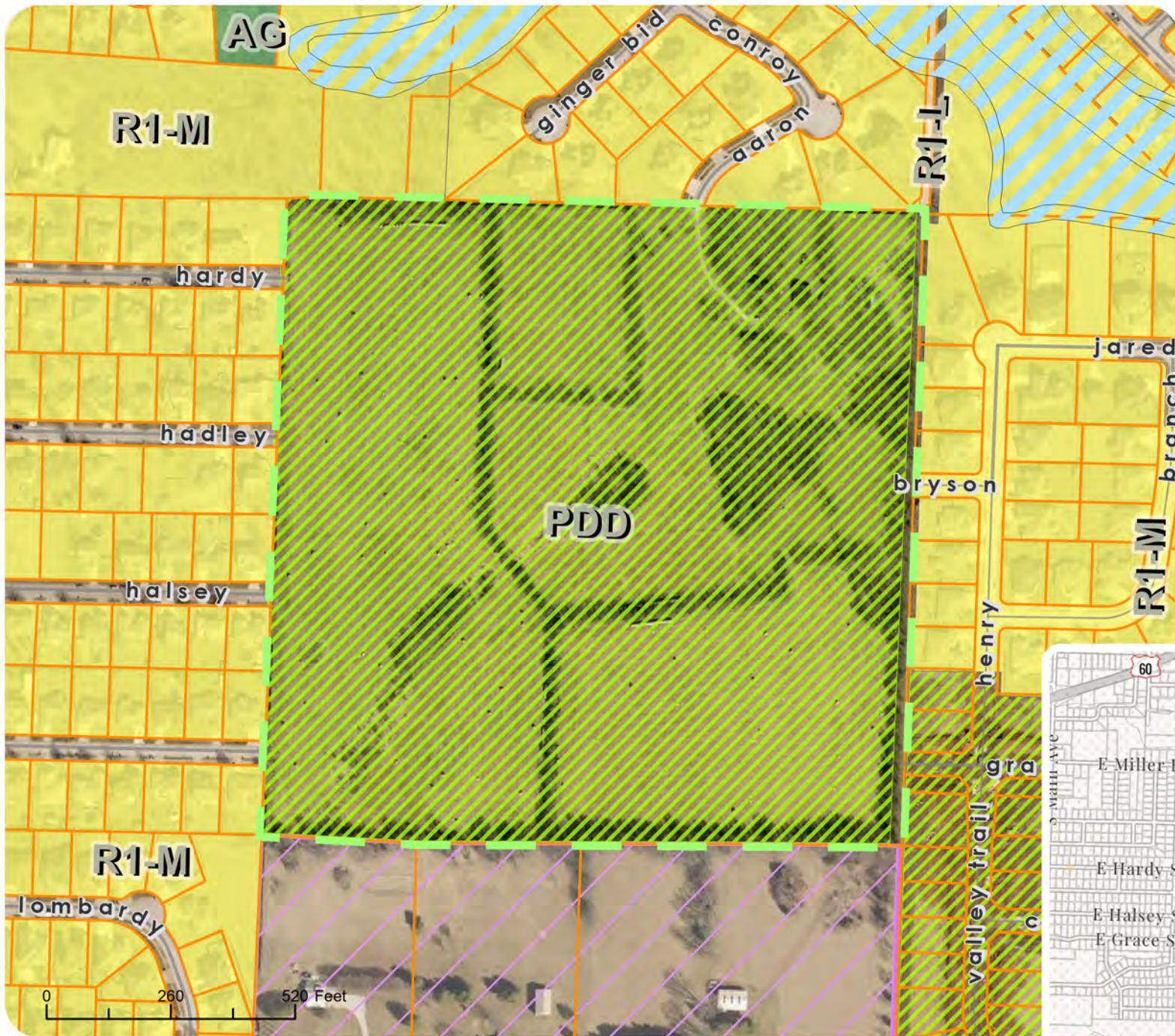
ACREAGE
 40.64



Site Extent **Sinkholes**

Out of City **Flood**

BROOKFIELD ESTATES (PDD)
PDD 24-001 | REZONE



Owner/Applicant
 TVP INVESTMENTS LLC/SFG
 LANDING LLC

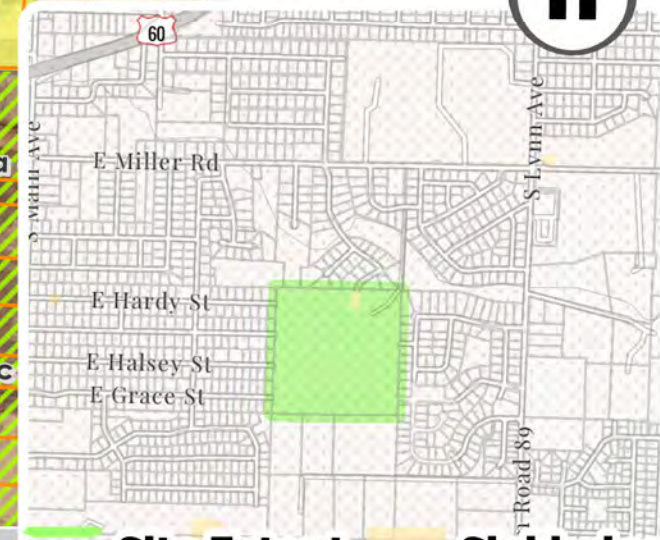
ADDRESS
 664 E. Aaron Way.

ZONING
 PLANNED DEVELOPMENT
 DISTRICT (PDD) | REQUESTED:
 BROOKSIDE ESTATES (PDD)

PIN
 1729100013

WARD
 3

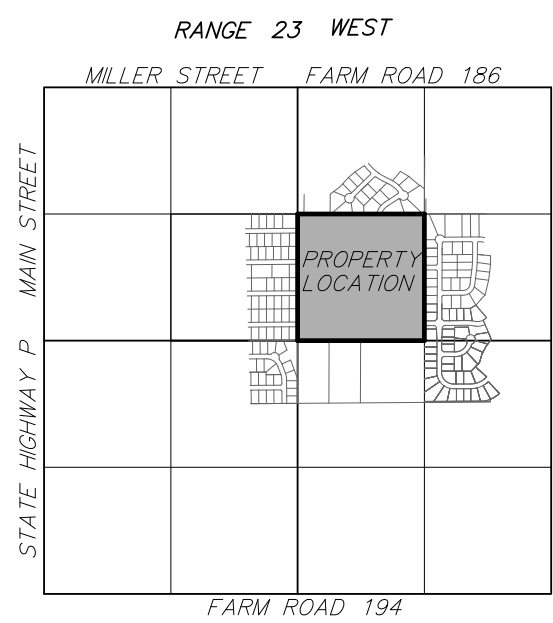
ACREAGE
 40.64



Site Extent **Sinkholes**

Out of City **Flood** **in**

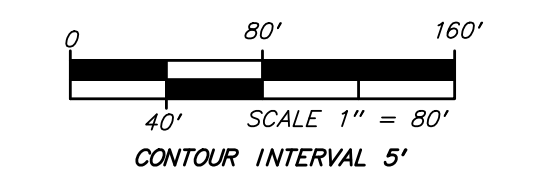
BROOKFIELD ESTATES (PDD)
PDD 24-001 | REZONE



SECTION 29
LOCATION SKETCH
SCALE 1" = 2000'

LEGEND

- 1210 EXISTING CONTOURS
- EX-W-EX-W EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- CURB INLET
- 5' SIDEWALK



LOT 12
STERLING MEADOWS
PLAT BOOK QQ PAGE 31

LOT 13
MILLER ESTATES
1ST ADD
PLAT BOOK QQ PAGE 97

LOT 8
MILLER ESTATES AMENDED
PLAT BOOK PP PAGE 72

LOT 12
STERLING MEADOWS
PLAT BOOK QQ PAGE 31

LOT 14
STERLING MEADOWS
PLAT BOOK QQ PAGE 31

LOT 13
STERLING MEADOWS
1ST ADDITION
PLAT BOOK SS PAGE 52

LOT 14
STERLING MEADOWS
1ST ADDITION
PLAT BOOK SS PAGE 52

LOT 12
STERLING MEADOWS
2ND ADDITION
PLAT BOOK UV PAGE 62

LOT 13
STERLING MEADOWS
2ND ADDITION
PLAT BOOK UV PAGE 62

LOT 15
STERLING MEADOWS
2ND ADDITION
PLAT BOOK UV PAGE 62

LOT 14
STERLING MEADOWS
2ND ADDITION
PLAT BOOK UV PAGE 62

LOT 13
STERLING MEADOWS
3RD ADDITION
PLAT BOOK XX PAGE 23

LOT 14
STERLING MEADOWS
3RD ADDITION
PLAT BOOK XX PAGE 23

LOT 16
STERLING MEADOWS
3RD ADDITION
PLAT BOOK XX PAGE 23

LOT 15
STERLING MEADOWS
3RD ADDITION
PLAT BOOK XX PAGE 23

OWNER & DEVELOPER
RRA PROPERTIES LLC
PO BOX 791
BRANSON, MO 65615

PLANNED DEVELOPMENT DISTRICT
LAND USE SITE PLAN
FOR
BROOKSIDE ESTATES
A PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF
SECTION 29, TOWNSHIP 28 NORTH, RANGE 23 WEST
REPUBLIC, GREENE COUNTY, MISSOURI

SURVEY DESCRIPTION

BOOK 2023 PAGE 005268-23

A TRACT OF LAND, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 88°44'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1,332.21 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE NORTH 01°57'15" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1,327.28 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 88°46'56" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1,334.20 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 02°02'22" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 1,328.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 40.64 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

ADDITIONAL NOTES

- MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ESTABLISHED AT ONE FOOT ABOVE THE ADJACENT DETENTION OVERFLOW ELEVATION FOR ADJACENT LOTS.
- OWNERSHIP AND MAINTENANCE OF OPEN SPACE/Common AREAS AND DRAINAGE/DETENTION EASEMENT SHALL BE ESTABLISHED THROUGH A HOMEOWNERS ASSOCIATION. MAINTENANCE OF ANY DRAINAGE EASEMENT THAT IS CONTAINED WITHIN PLATTED LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
- A DETENTION AREA WILL BE CONSTRUCTED TO ENSURE THE POST-DEVELOPED PEAK FLOWS WILL BE LESS THAN THE PRE-DEVELOPED PEAK FLOWS.

Existing Zoning: Planned Development District (PDD)
Proposed Zoning: Planned Development District (PDD)

- Medium-Density Single-Family Residential (R1-M)
- High-Density Single-Family Residential (R1-H)

SITE INFORMATION

Total Area = 40.64 Acres
Total Number Of Lots - 153
Density = 3.76 Lots/Acre
Existing Zoning: Planned Development District (PDD)
Proposed Zoning = Planned Development District (PDD)

Lots 1-28, 119, 123-136, 142-146
(Medium-Density Single-Family Residential (R1-M)) (48 Lots)

Lots 29-118, 120-122, 137-141, 147-153
(High-Density Single-Family Residential (R1-H)) (105 Lots)

* Medium-Density Single-Family Residential (R1-M) corresponds to the equivalent Zoning District as referenced in Title IV Land Use of the City of Republic Municipal Code and is subject to all applicable requirements and regulations of said Zoning District.

* High-Density Single-Family Residential (R1-H) corresponds to the equivalent Zoning District as referenced in Title IV Land Use of the City of Republic Municipal Code and is subject to all applicable requirements and regulations of said Zoning District.

Source of Title BOOK 2023 PAGE 005268-23

This Property Does Not Lie Withing A Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0427 E & 29077 C 0435 E Dated 12-17-2010.

No fences, plantings or obstructions other than mailboxes permitted within the limits of any right of way or drainage easement.

No structures are to be built between the right of way line and building setback line.

Minimum Building Setbacks: (Except as shown)
Front - 25 Feet
Rear - 25 Feet
Side - 6 Feet
Side Adjacent to Street - 15 Feet

There is A 10' Utility Easement Adjacent To All Street Right Of Way And Along The Rear Of All Lots.

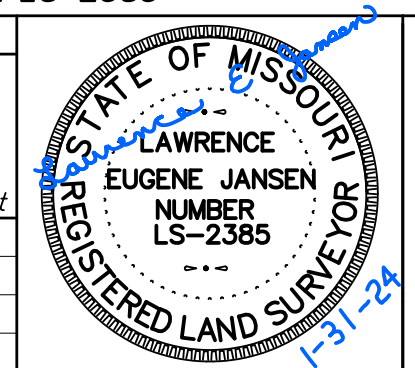
Proposed Street Right of Way Widths: 50'
Proposed Street Pavement Widths: 28 Feet (Back Curb to Back Curb)
5' Wide Sidewalk Proposed On One Side Of Street.



KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E JANSEN, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E JANSEN LS 2385 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI.

Lawrence E Jansen
LAWRENCE E. JANSEN PLS 2385
DATE 1-31-24

CLASS OF SURVEY "URBAN"
EP - EXISTING IRON PIN
SIP - SET IRON PIN
F - FENCELINE
S/B - SETBACK LINE
U/E - UTILITY EASEMENT
D/E - DRAINAGE EASEMENT
Job No.: 2308-001
Date: 1-31-2024
Drawn By: LEJ
Checked By: LEJ



GLOBAL
PRECISION SURVEYING, L.L.C.
P.O. BOX 790, REPUBLIC, MO 65738
PHONE (417) 883-0900 FAX (417) 883-0335
CERTIFICATE OF AUTHORITY
NUMBER LS-2010000563



EXHIBIT B

Project/Issue Name: **ORD 24-001.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Chapter 400 Comprehensive Plan And City Planning And Zoning

Submitted By: BUILDS Department

Presented By: Chris Tabor, Principal Planner

Date: March 11, 2024

ISSUE IDENTIFICATION

Consideration to approve Amendments to Chapter 400 Zoning Regulations, specifically Section 400.010.

DISCUSSION AND ANALYSIS

The City of Republic is requesting Amendments to Chapter 400 Comprehensive Plan And City Planning And Zoning – specifically to Section 400.010 Created – Composition – Appointment -- Qualifications

Two changes are proposed to Section 400.010.

The first change would allow for the appointment of up to three Alternates to serve as a voting member of the commission when appointed Commissioners are absent. Such alternates may also be seated in the event of a vacancy of a commissionership. This would help ensure that no Planning and Zoning Commission meetings are cancelled due to the lack of a quorum.

The second change clarifies that the attendance of the Mayor, or Mayor Pro Tempore, at Commission meetings is discretionary rather than required.

STAFF RECOMMENDATION

Staff recommends the approval of the referenced Amendment.

400.010 Created -- Composition -- Appointment -- Qualifications

The Planning and Zoning Commission of the City of Republic shall consist of seven (7) ~~citizens~~ commissioners and up to three (3) alternates appointed by the Mayor with the approval of a majority of the members of the City Council. Alternates may serve in the absence of or upon the disqualification of regular members. Alternates may also serve if one or more of the seven (7) commission positions is vacant. The Mayor, or Mayor Pro Tempore, as designated by the Mayor may attend Planning and Zoning Commission meetings.; ~~A~~ a member of the City Council, selected by the City Council; and the ~~Planning and Development Director~~ BUILDS Department Administrator, or his/her designee, shall attend all meetings of the Planning and Zoning Commission for the purpose of providing such assistance and advice as may be needed; provided however, such persons shall not be members of the Planning and Zoning Commission and shall not be entitled to vote upon any issue which may come before the Planning and Zoning Commission. All members of the Commission shall serve without compensation.