



**MINUTES**  
**Planning and Zoning Commission Meeting**  
**Virtual Meeting**  
**January 11, 2021 at 7:00 PM**

**Call Meeting to Order**

**PRESENT**

Commissioner Brandon Andrews  
Commissioner Erik Pedersen  
Commissioner Kevin Haun  
Commissioner Ransom Ellis  
Commissioner Randy Phelps  
Commissioner Chris Crosby

**ABSENT**

Commissioner Cynthia Hyder

**Approve Agenda**

Motion made by Commissioner Phelps, Seconded by Commissioner Andrews.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Phelps, Commissioner Crosby.

**Approve Minutes**

Motion made by Commissioner Andrews, Seconded by Commissioner Haun.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Phelps, Commissioner Crosby

Vote to approve Minutes from the November 9, 2020 meeting

**Meeting Procedures**

**Public Hearings**

- 1. SU 21-001.** Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to Jennifer Wood for the operation of an Office for Jennifer's Cleaning at 621 North Walnut Avenue in Republic, Missouri.

Speaking in Opposition: Donald and Debra Seman (statement read by staff).

Motion made by Commissioner Phelps, Seconded by Commissioner Crosby.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Phelps, Commissioner Crosby.

- 2. REZN 20-007.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Point Two-Two (0.22) Acres from Agricultural (AG) and Eighteen Point Nine-Seven (18.97) acres from General Commercial (C-2),

Located Northeast of the Northeastern Right-of-Way Line of Missouri State Route 360, to Light Industrial (M-1)

Speaking in Favor: Crystal Webster.

Motion made by Commissioner Pedersen, Seconded by Commissioner Andrews.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Phelps, Commissioner Crosby.

- 3. REZN 21-001.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Point Two-Nine (0.29) Acres, Located at 2860 North Brookline Avenue, to Local Commercial (C-1)

Speaking in Favor: Andrew Nelson

Motion made by Commissioner Andrews, Seconded by Commissioner Phelps.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Phelps, Commissioner Crosby.

- 4. REZN 21-002.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Three Point Three (3.3) Acres to Two-Family Residential and Approximately Eight Point Five (8.5) Acres to Multi-Family Residential, Located at 634 West Hines

Speaking in Favor: Umar Akhtar, Dave Bodeen

Speaking in Opposition: Kent and Cindy Hoffpaur, Joyce Lopez, Camron and Amy Perrodin, Michael and Shannon Wise, Samantha and Dane Swinford, Robert Rice, Megan and Kyle Gerhardt, Gail Feil, Dana and Melody Underwood, Tim and Callie Logan.

Commissioner Phelps recused himself from this item due to a conflict of interest. He did not participate in the related discussion and vote.

Motion made by Commissioner Andrews.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Ellis, Commissioner Crosby.

Voting Nay: Commissioner Haun

#### Other Business

- 5. SUBD-PRE 20-006 Oak Hills.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Oak Hills, a residential subdivision consisting of approximately forty-eight and a half (48.5) acres at 7012 West Farm Road 170

Motion made by Commissioner Andrews, Seconded by Commissioner Haun.

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Crosby.

#### Citizen Participation

#### Community Development Department Update

#### Comprehensive Plan Update



**Adjournment**

Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Phelps, Commissioner Crosby.

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Karen Haynes, Planning Manager

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Ransom Ellis, Chairman

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