



## **AGENDA**

**Planning and Zoning Meeting  
Municipal Court Building, 540 Civic Blvd  
July 10, 2023 at 6:00 PM**

**Call Meeting to Order**

**Approve Agenda**

**Approve Minutes**

1. Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held June 12, 2023.

**Meeting Procedures**

**Public Hearings**

2. **REZN 23-003.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Four (4) Acres, Located at 1192 S St Hwy MM from Agricultural (AG) to Heavy Industrial (M-2)
3. **REZN 23-004.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately One Point One (1.1) Acres, Located at 2313 - 2330 E Timber Oak St from 12 Stones Planned Development District (PDD) to Two-Family Residential (R-2)

**Other Business**

**Citizen Participation**

**BUILDS Department Update**

**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  
June 12, 2023 at 6:00 PM**

### **Call Meeting to Order**

#### **PRESENT**

Chairman Ransom Ellis  
Commissioner John Alexander  
Commissioner Jeff Hays  
Commissioner Cynthia Hyder  
Commissioner Mike Mann  
Council Liaison Garry Wilson

#### **ABSENT**

Commissioner Darran Campbell  
Commissioner Brian Doubrava

### **Approve Agenda**

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Hays, Commissioner Hyder, Commissioner Mann

### **Approve Minutes**

1. Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held May 8, 2023.

Motion made by Commissioner Hyder, Seconded by Commissioner Alexander.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Hays, Commissioner Hyder, Commissioner Mann

### **Meeting Procedures**

### **Public Hearings**

2. **REZN 23-002.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Seventeen Point One Nine (17.19) Acres, Located at 3020 N York Ave from Agricultural (AG) to Heavy Industrial (M-2).

Motion made by Commissioner Alexander, Seconded by Commissioner Hays.

Voting Nay: Chairman Ellis, Commissioner Alexander, Commissioner Hays, Commissioner Hyder, Commissioner Mann

Applicant Representative: Corey Weimer

In Support: none

In Opposition: Vinson Burch, David Simmons, Melanie Clark, William Clark

Mr. Burch spoke regarding concerns with noise, commercial vehicle traffic on N York Ave, and pollution.

Mr. Simmons spoke regarding concerns with commercial vehicle traffic - particularly potential destruction of the street not built to sustain such traffic due to construction methods and width, flooding on and from the property, questions about whose property additional ROW for York widening would be taken from, and a previous circumstance where the City sited mains on the property that resulted in two trees dying that should have been removed.

Mrs. Clark spoke regarding a particular accident in which a commercial truck hit electric infrastructure, her experiences in the neighborhood and character of her neighbors, and the possibility that Ukrainian families be displaced.

Mr. Clark spoke regarding his belief that the property was inappropriate for non-residential use due to flooding, as well as traffic and road conditions.

### **Other Business**

### **Citizen Participation**

No members of the public asked to speak during this time.

### **BUILDS Department Update**

### **Adjournment**

Motion made by Commissioner Hyder, Seconded by Commissioner Mann.

Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Hays, Commissioner Hyder, Commissioner Mann

---

Chris Tabor, Principal Planner

---

Ransom Ellis, Chairman

**EXHIBIT A**

**Project/Issue Name:** **REZN 23-003.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Four (4) Acres, Located at 1192 S St Hwy MM, from Agricultural (AG) to Heavy Industrial (M-2).

**Submitted By:** Susan Beine

**Presented By:** Chris Tabor, Principal Planner

**Date:** July 10, 2023

---

**ISSUE IDENTIFICATION**

Susan Beine has applied to change the Zoning Classification of approximately 4 acres of property located at 1192 S St Hwy MM from Agricultural (AG) to Heavy Industrial (M-2).

**DISCUSSION AND ANALYSIS**

The property subject to this Rezoning Application consists of approximately 4 acres of land located at 1192 S St Hwy MM; the property is currently the site of an unoccupied residence.

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

**Consistency with the Comprehensive Plan**

The City's Comprehensive Plan generally encourages the expansion of residential and commercial development through proactive Rezoning of land at appropriate locations. Appropriate locations are 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**.

- **Goal:** Coordinate infrastructure development through the encouragement of redevelopment and integration of the former Brookline area.
  - **Objective:** Support the development of an industrial/commercial center where infrastructure and transportation exist.

The Rezoning of this parcel is consistent with City's Adopted Plans.

The subject property fronts St Hwy MM, which operates as an industrial corridor within the city. The general trend of this area has been a transition from agricultural zoned properties and residential uses to manufacturing and commercial uses in conjunction with planned infrastructure improvements.

**EXHIBIT A****Compatibility with Surrounding Land Uses**

The subject property is adjacent to an Agricultural (AG) zoned parcel bordering both the north and east property lines. To the south is a second Agricultural (AG) zoned parcel. Across St Hwy MM is the Republic Industrial subdivision, a preliminary platted Heavy Industrial (M-2) zoned subdivision consisting of five parcels.

The Heavy Industrial (M-2) Zoning District is intended to support manufacturing and industrial related uses.

**Capacity to Serve Potential Development and Land Use****Municipal Water and Sewer Service:**

City Water and Sewer systems have capacity to serve this property if the application is approved.

Actual development of the property will require connecting to municipal water and sewer mains not currently located near the property. The provision of sewer service to the property will require the construction of a lift station to serve the basin in which the subject property resides. The precise path effluent would take to the Wastewater Treatment Facility is dependent on the siting of utilities and structures but is likely to flow from the site to Brookline North Lift Station, to Brookline South Lift Station, to Mcelhaney Lift Station and then to the Wastewater Treatment Facility.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

**Transportation:**

The City waived the requirement for a Traffic Impact Study (TIS) in relation to this Rezone Application based on the presence of existing access from the site to St Hwy MM, a primary arterial class road set for anticipated expansion to 5 lanes in Fall of 2024.

**Floodplain:** The subject parcel **does not** contain any areas of Special Flood Hazard Area (Floodplain).

**Sinkholes:** The subject property **does** contain an identified sinkhole.

**STAFF RECOMMENDATION**

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site, compatible with surrounding land uses, and able to be adequately served by**



## EXHIBIT A

**municipal facilities.** Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**

**Project**  
Rezone

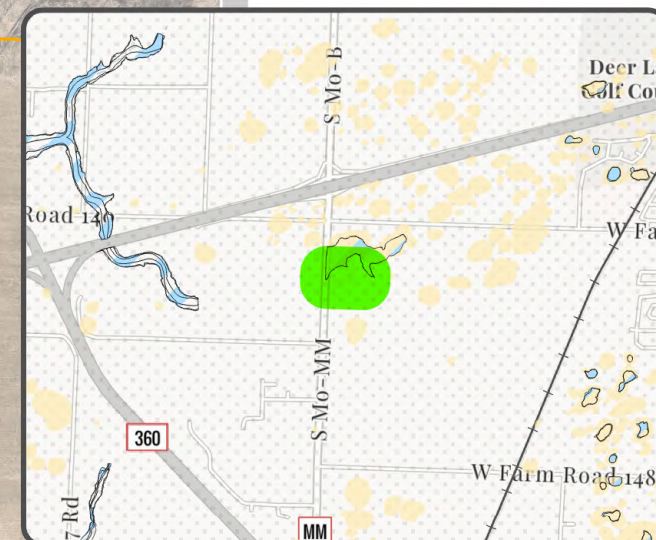
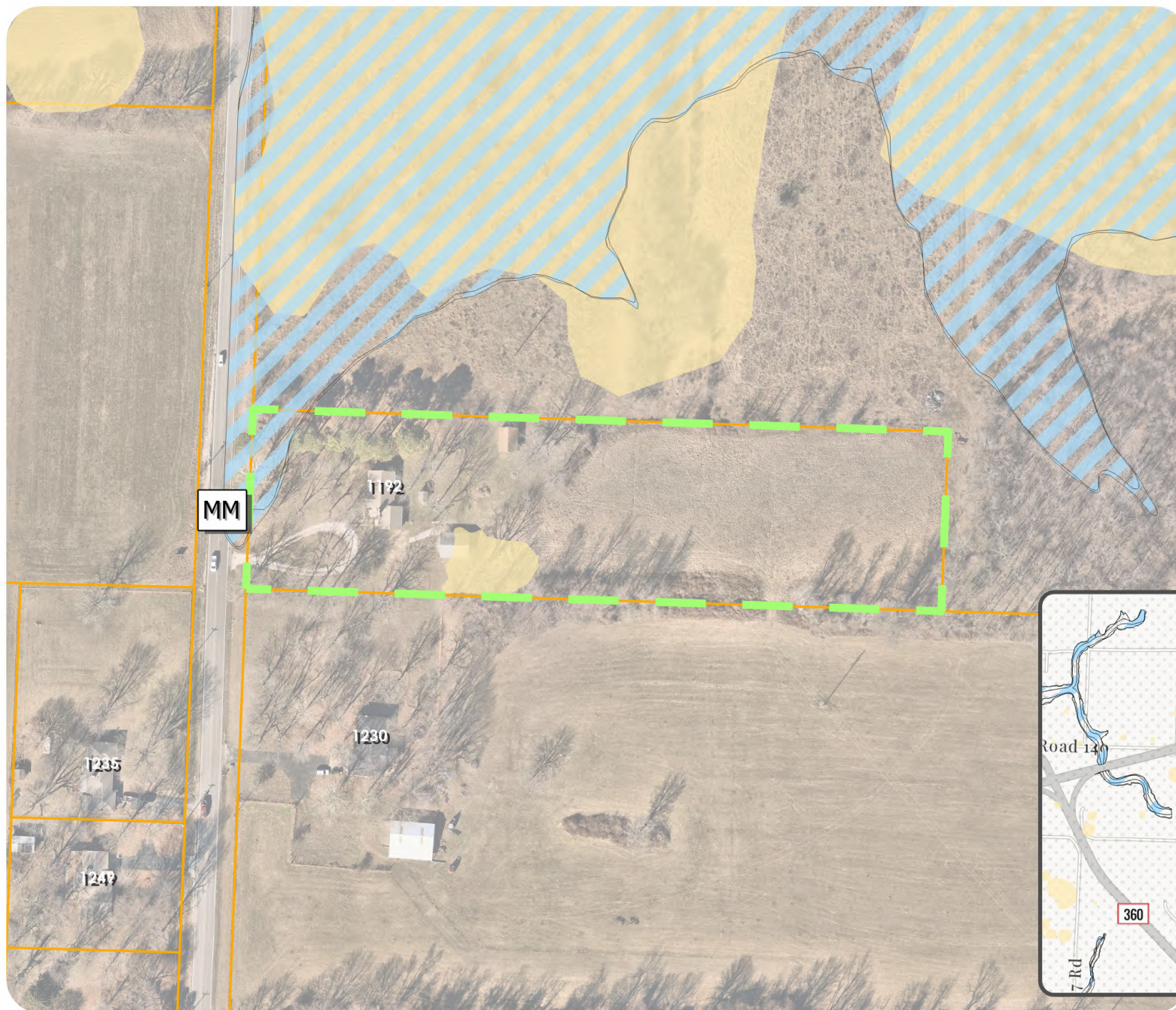
**Address**  
1192 S St Hwy MM

**Zoning**  
AG

**Requested Zoning**  
M-2

**Acreage**  
1.1

**Ward**  
2



0 140 280 Feet

**REZN 23-003**



**Project**  
Rezone

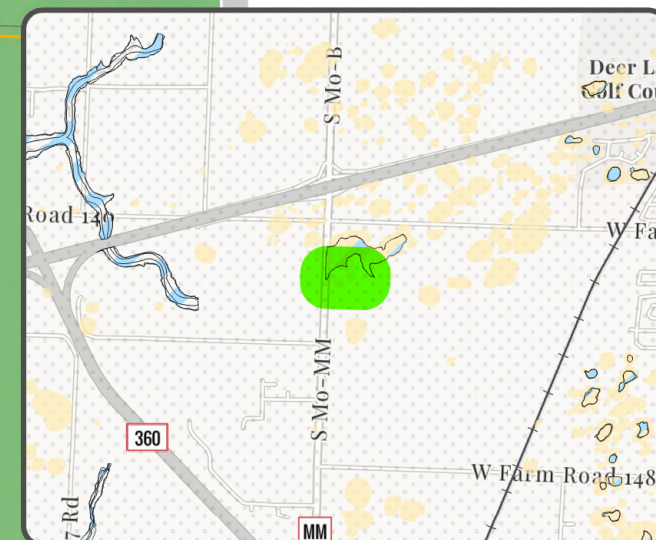
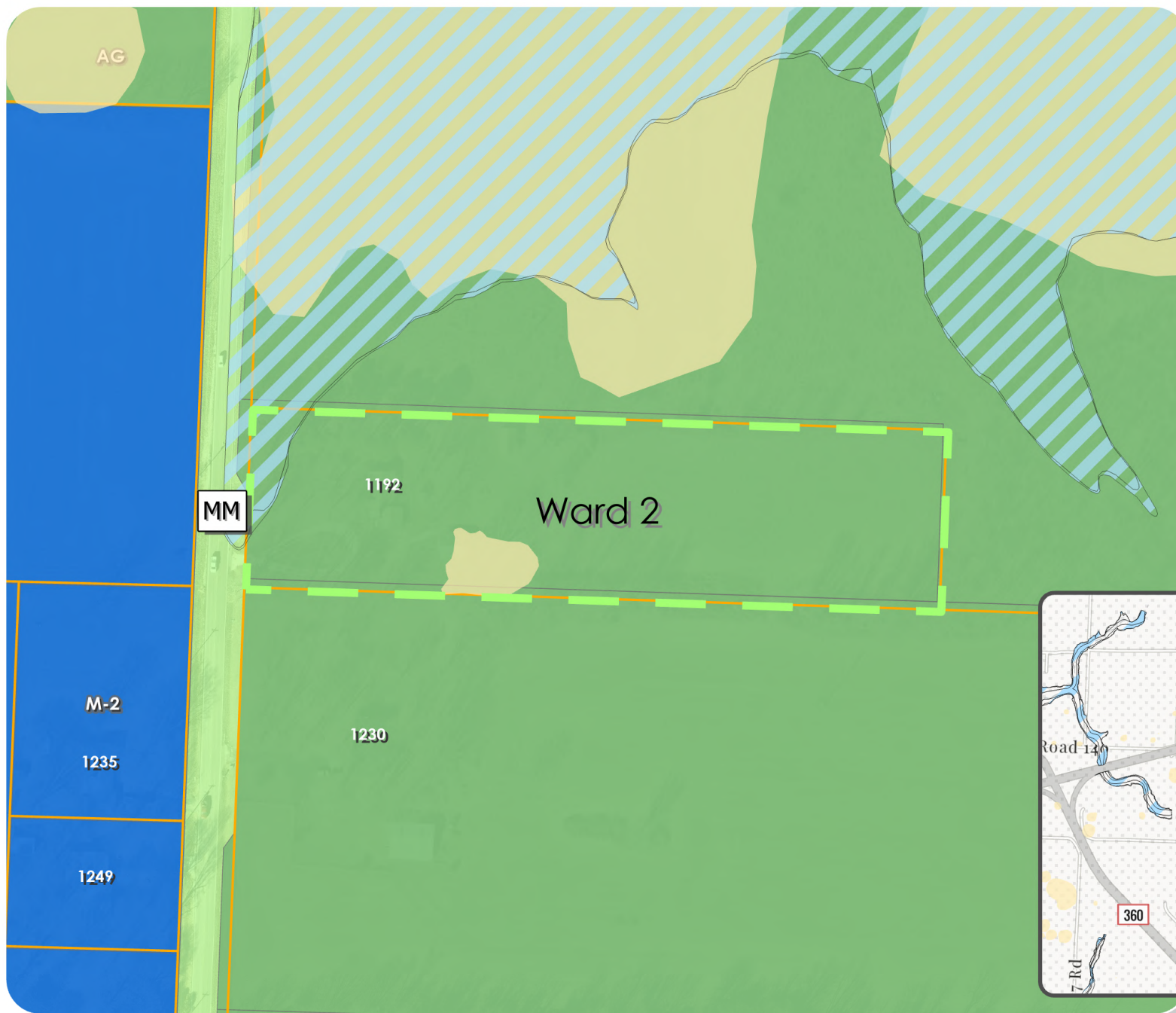
**Address**  
1192 S St Hwy MM

**Zoning**  
AG

**Requested Zoning**  
M-2

**Acreage**  
1.1

**Ward**  
2



**REZN 23-003**



**EXHIBIT B**

**Project/Issue Name:** **REZN 23-004.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately One point One (1.1) Acres, Located at 2314 - 2330 East Timber Oak Street, from 12 Stones Planned Development District (PDD) to Two-Family Residential (R-2).

**Submitted By:** Wilson's Creek Villas LLC

**Presented By:** Chris Tabor, Principal Planner

**Date:** July 10, 2023

---

**ISSUE IDENTIFICATION**

Wilson's Creek Villas LLC has applied to change the Zoning Classification of approximately 1.1 acres of property consisting of lots 2 through 5 of the Wilson's Creek Villas subdivision from 12 Stones Planned Development District (PDD) to Two-Family (R-2).

**DISCUSSION AND ANALYSIS**

The property subject to this Rezoning Application consists of approximately 1.1 acres of land within the Wilson's Creek Villas subdivision; all subject properties are currently vacant. The precise location of the subject properties are as follows:

- 2314 East Timber Oak Street
- 2318 East Timber Oak Street
- 2326 East Timber Oak Street
- 2330 East Timber Oak Street

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

**Consistency with the Comprehensive Plan**

The City's Comprehensive Plan generally encourages the expansion of residential and commercial development through proactive Rezoning of land at appropriate locations. Appropriate locations are 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**.

- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties.

**EXHIBIT B**

- **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.

The Rezoning of this parcel is consistent with City's Adopted Plans.

The general trend in the vicinity of the subject property consists of residential uses of varying intensities.

**Compatibility with Surrounding Land Uses**

The subject property is adjacent to High-Density Single-Family Residential (R1-H) lots to the east, Greene County-zoned Suburban Residence (R-1) lots to the south, and two-family lots in the Oak Court Place Planned Development District to the west.

Greene County's Suburban Residence (R-1) zoning district is intended to provide for detached single-family residential development in areas with access to public utilities services.

The Two-Family Residential (R-2) Zoning District is intended to permit duplex-style dwellings.

**Capacity to Serve Potential Development and Land Use****Municipal Water and Sewer Service:**

Development of the property will require connecting to existing municipal water and sewer mains located near the property. Both an 8-inch water main and an 8-inch gravity sewer main are located on, or in adjacent right-of-way of, the subject parcel. The sanitary sewer will flow from the site to the McElhane and Shuyler Creek Lift Stations before it is pumped to the Wastewater Treatment Facility.

The water system, named Lift Station, and Wastewater Treatment Facility currently have capacity to serve the intended use.

**Transportation:**

The properties will have driveway access along E. Timber Oak St.

A Traffic Impact Study (TIS) was not required for the Rezoning Application.

**Floodplain:** The subject parcel **does not** contain any areas of Special Flood Hazard Area (Floodplain).

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

**STAFF RECOMMENDATION**

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the**



## EXHIBIT B

vicinity of the site, compatible with surrounding land uses, and able to be adequately served by municipal facilities. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**



**Project**  
Rezone

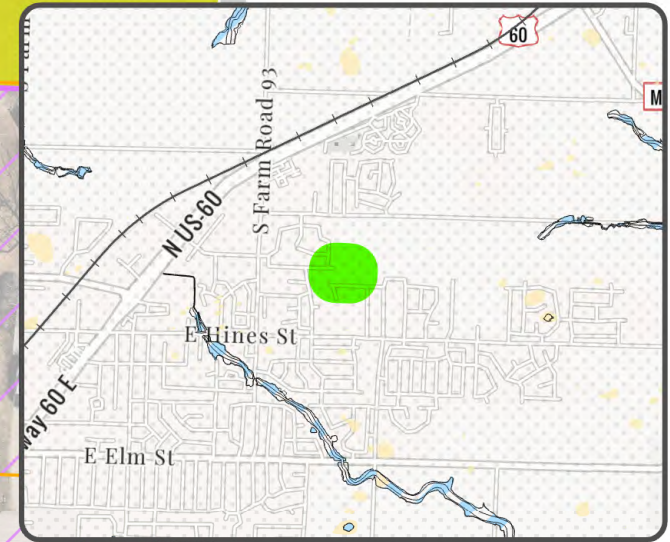
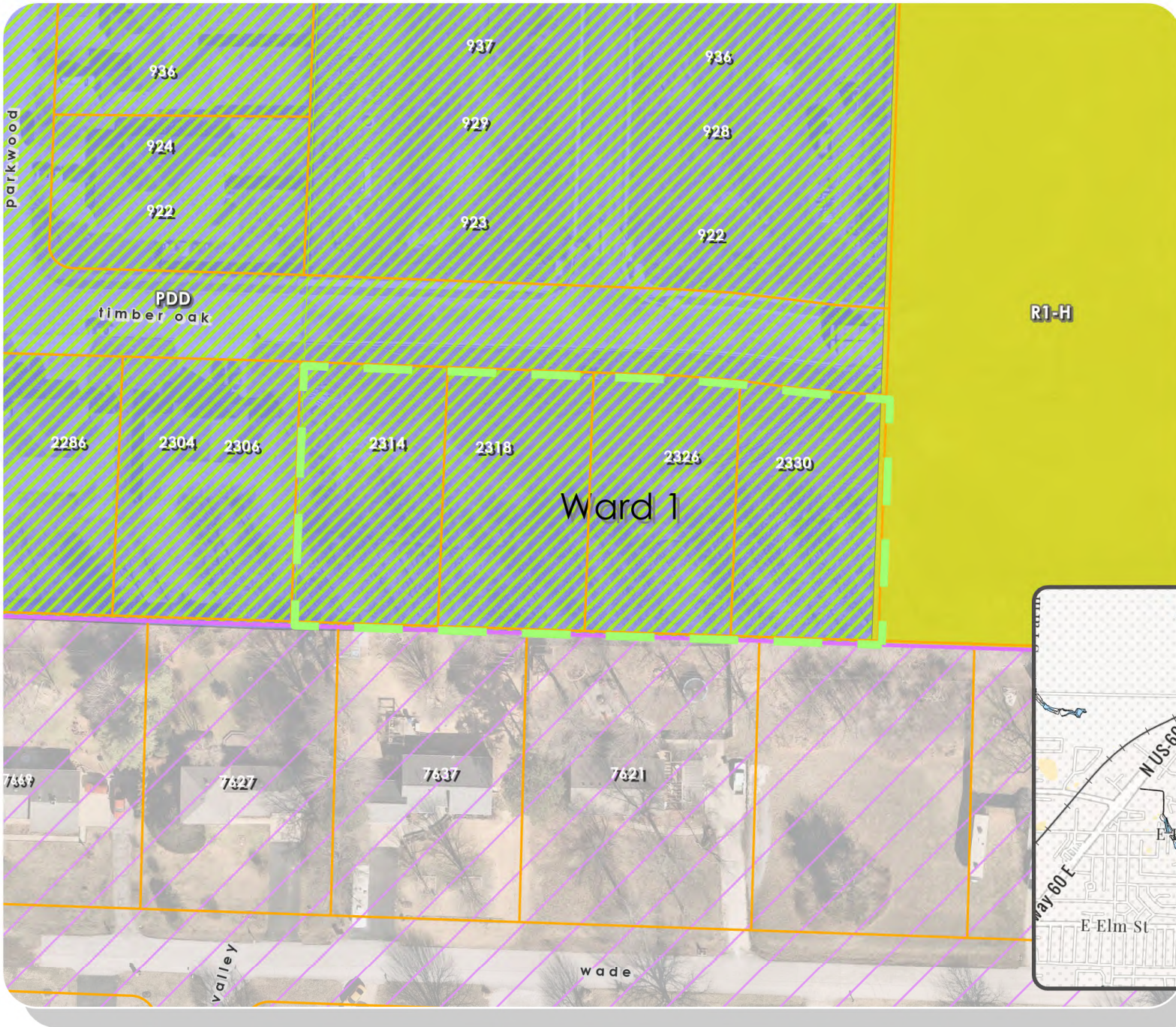
**Address**  
2314-2330 E Timber Oak St

**Zoning**  
PDD

**Requested Zoning**  
R-2

**Acreage**  
1.1

**Ward**  
1



**REZN 23-004**





**Project**  
Rezone

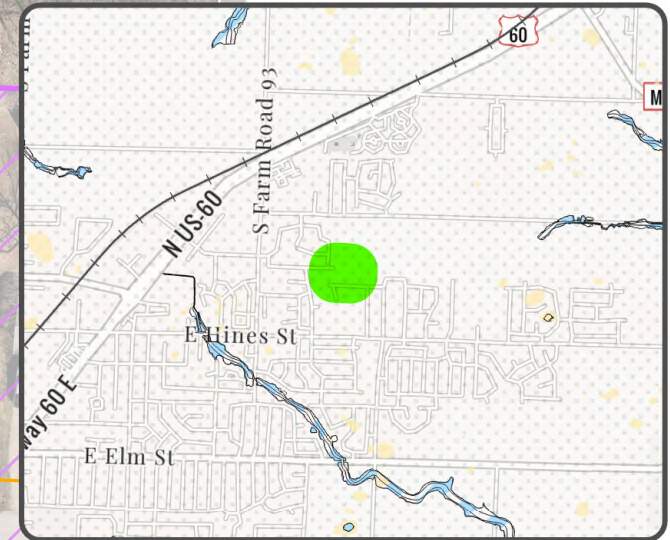
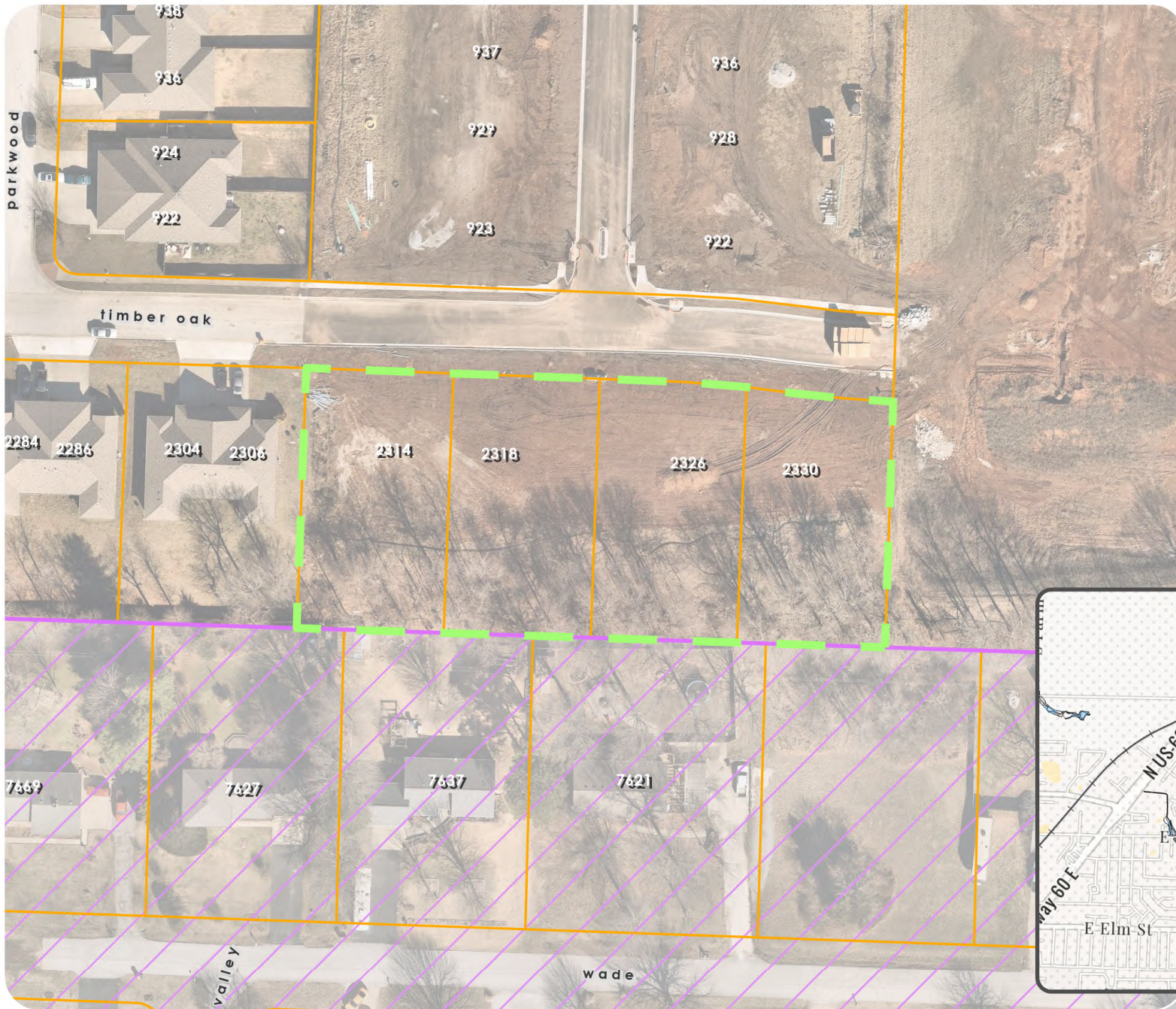
**Address**  
2314-2330 E Timber Oak St

**Zoning**  
PDD

**Requested Zoning**  
R-2

**Acreage**  
1.1

**Ward**  
1



0 70 140 Feet

**REZN 23-004**

