PLANNING COMMISSION
STUDY SESSION

October 4, 2016
6:30 p.m.
Planning and Development Conference Room

ROLL CALL

Commissioners Present:	Commissioners Burney, Davis, Loyd, McDowell, Pinkley, Seay, Woolery, Vice-Chairperson Romine and Chairperson Harris	
Commissioners Absent:	Commissioner Huddleston	
Staff Present:	William Duston	City Attorney
	Joel Hornickel	Director of Planning and Development
	Tara Norback	Planning Assistant
	Kim Varner	Planner
	Kendall Powell	Utilities Plans Examiner
	Matt Filice	Assistant City Engineer

AGENDA

Mr. Hornickel stated there had been some discussions during previous Study Sessions to modify the format of the meetings and the agenda to be more closely aligned with the Board of Aldermen's Study Sessions. He stated those discussions were now being represented in the new format of the agenda.

2. Director's Report

Mr. Hornickel stated he did not have anything specific to report on for this first report. He stated staff's goal was to have more active conversations with the Commission and the public about future areas of concentration after approval of the updated zoning code. He stated the staff would also be recommending to review the code every year to ensure it is working properly and stays up-to-date. He stated the overall goal of the zoning code update continued to be making development easier while also being more strongly aligned with the Community Plan 2030.

Commissioner Loyd asked what the next steps would be for the zoning code after their meeting.

Mr. Hornickel stated if the proposed codes were recommended for approval by the Commission, they would proceed to the Board of Aldermen for their review and consideration. He stated staff would be discussing the exact timeline of the remaining steps with the Board at their Study Session later in the week. He stated an effective date for the code would also be discussed as it would only affect any new business or new construction.

Commissioner Woolery asked when the public would be able to look at the proposed code.

Mr. Hornickel reviewed the entire process and timeline of the code update, which included obtaining the consultant in early 2015, stakeholder meetings in 2015, the public open house in June, posting of the public draft in September, and all of the email notifications along the way. He stated the public had been invited to provide comments at any time during the process, and they still could at any of the upcoming public meetings or directly to staff through emails and phone calls.

Vice-Chairperson Romine asked if a lot of calls had been received by staff.

Mr. Hornickel stated he had received some, but not an overwhelming amount. He stated specific groups had been focused on specific items within the proposed code, and staff had been making modifications to the proposed code in direct response to the received comments.

3. Discussion of previous agenda items.

Mr. Hornickel stated there was nothing to discuss.

4. Update of ongoing projects

Mr. Hornickel provided an update regarding the Branson Gateway Center. He stated the project had been the Commission's first development proposal and staff was currently working with the applicant to insure the plan was being carried out as approved. He stated staff was specifically working to solve one issue with them pertaining to a lack of space between the parking lot and the west property boundary.

Commissioner Huddleston joined the meeting at 6:47 pm.

5. Review of October 4, 2016 Planning Commission agenda:

a. Request for R-2 Two-Family Dwelling District Zoning for the Property Located at 180 Stillwood Drive, Branson, Missouri.
Project No. 16-2.3 (16-00200003)
Applicant: Theodore & Arlene Nibbe

Mr. Hornickel reviewed the item. He stated the item was part of staff's continuing effort to annex islands, and the zoning request was the next stop after annexation.

b. Request for a Zoning Change from A Agricultural District to R-1 One-Family Dwelling District for the Properties Located at 432 Camp Drive, Branson, Missouri.
Project No. 16-3.3 (16-00300003)
Applicant: Sherman Cogdill

Mr. Hornickel reviewed the item. He stated the intent of the change was to subdivide one of the parcels so it could be combined with another which had been previously zoned R-1 one-family dwelling district. He stated both properties were required to have the same zoning designation prior to being combined.

c. Request for a Municipal Code Amendment to Chapter 22 –Business, Chapter 42 – Fire Prevention and Protection, Chapter 58 – Offenses and Nuisances, Chapter 62 – Parks, Recreation and Other City Facilities, Chapter 66 – Planning and Subdivisions, Chapter 70 – Signs, Chapter 78 – Streets, Sidewalks and Other Public Places, Chapter 86 – Traffic and Vehicles and Chapter 94 – Zoning, Pertaining to the Zoning Code and Temporary Signs.
Project No. 16-12.2 (16-01200002)
Applicant: City of Branson

Mr. Hornickel reviewed the item. He stated the number of code chapters in the title was deceptive, but they were necessary because of references to the zoning code throughout the codebook.

Commissioner McDowell stated he had heard the Assembly of God Church decided not to rebuild on their property due to the cost of the required landscaping.

Mr. Hornickel stated he had not heard landscaping as the reason for them not rebuilding, nor any reason.

Chairperson Harris asked what the recent activity on the Old School property was related to.

Mr. Hornickel stated the contractor doing the Phase 2 Downtown Project had been using the parking lot for staging of their materials so they would not have to use a public street or the Convention Center property as had been the case for Phase 1.

Commissioner Burney asked if there were any plans for the Old School.

Mr. Hornickel stated there were no plans as of yet.

Chairperson Harris stated Kendall Powell had been the employee of the month for September.

6. Requests for items to be placed on future agendas

No items were requested.

ADJOURNMENT

Motion by Commissioner McDowell and seconded by Commissioner Woolery, and unanimously carried to adjourn the meeting at 6:55 pm.

Clark Harris, Chairperson — Date: 11-1-16

Joel Hornickel, Director of Planning & Development — Date: 11/1/16