

PLANNING AND ZONING COMMISSION

June 1, 2010

STUDY SESSION

7:00 p.m.

Fishbowl Conference Room

CONSENT

Roll Call

Commissioners Present: Best, Davis, Hartley, Loyd, Wescott, Woolery, and
Vice-Chairperson Romine

Commissioners Absent: Chairperson Harris

Staff Present: Jim Lawson Director of Planning and Development
Joel Hornickel Senior Planner
Matt Filice Assistant City Engineer
William Duston Assistant City Attorney
Sonja Paden Office Assistant II

Also Present: None

ADMINISTRATIVE DISCUSSION

Mr. Hornickel informed the commission an amendment would need to be made to tonight's P&Z agenda. City Engineer David Miller notified staff that item no. 4, Project No. 10-1.1, be withdrawn from the agenda, as there was no need for it to go before the P&Z Commission.

PUBLIC HEARINGS

5. Request For Recommendation Of Approval To Zone An Unzoned Property To R-1 Residential At 146 Shell Lane, Branson, Missouri.

Project No. 10-2.2 (10-00200002)

Applicant: Church Army USA

- Mr. Hornickel said the first reading by the Board of Aldermen for the annexation for this property was on Tuesday, May 18th and there were no major concerns expressed. The final reading will be on Tuesday, June 8th.
- Commissioner Loyd asked what the capacity was for this structure.
- Mr. Hornickel said they had enough space for fourteen (14) persons.
- Mr. Lawson said this would be a non-conforming use. The applicant was currently operating in the county. Because the septic tank they had been using was inadequate to suit their needs, they would have to hook up to City sewer, and thus apply for annexation. Mr. Lawson added that, since this would be a non-conforming use, they could not expand their building neither could the non-conforming use carry over to a future owner.

6. Request For Recommendation Of Approval Of A Final Subdivision Plat For The Preserve At 164 Preserve Drive, Branson, Missouri.
Project No. 10-8.2 (10-00800002)
Applicant: The Preserve, LLC
- Mr. Hornickel stated this item appeared before the commission last month. The applicant was encouraged by their financial entity to expand the area of their first phase approximately 1.5 acres to include addition parking area and sidewalks, which was the reason it was being heard again at tonight's meeting.
 - Mr. Hornickel stated that their first request would be terminated and this request would replace it.

Mr. Lawson generated discussion regarding the Comprehensive Plan, more particularly on the topic of charitable organizations within the city limits. He questioned whether or not the City had become or was on its way to becoming an enabler, rather than a helping hand to those in need.

Several Commissioners shared their thoughts on the topic and agreed that it was a topic that should be addressed during the Comprehensive Planning process.

Commissioner Davis commented on Love, Inc., which incorporated accountability factors for its recipients of donations.

Motion by Commissioner Davis and seconded by Commissioner Hartley, and unanimously carried to adjourn the meeting at 7:25 p.m.



Brenda Romine, Vice-Chairperson

7-6-10

Date



Joel Hornickel, Senior Planner

7/6/10

Date