

PLANNING AND ZONING COMMISSION

December 6, 2011
7:30 pm
Council Chambers

ROLL CALL

Commissioners Present: Burney, Davis, Huddleston, Loyd, McDowell,
Vice-Chairperson Romine and Chairperson Harris
Commissioners Absent: Best, Wescott and Woolery
Staff Present: Jim Lawson Director of Planning and Development
Joel Hornickel Senior Planner
David Miller City Engineer
Matt Filice Assistant City Engineer
Kendall Powell Utilities Plans Reviewer
William Duston City Attorney
Sonja Paden Office Assistant II

1. **Approve Agenda.**
Recommended Action: Approve the format of the December 6, 2011 agenda.

MOTION:

Motion by Commissioner Burney and seconded by Vice -Chairperson Romine, and unanimously carried to approve the format of the December 6, 2011 agenda.

PUBLIC COMMENTS

None.

REGULAR AGENDA ITEMS

2. **Approve Minutes.**
Recommended Action: A) Approve the minutes of the November 1, 2011 study session;
B) Approve the minutes of the November 1, 2011 regular meeting.

MOTION:

Motion by Commissioner McDowell and seconded by Commissioner Davis, and unanimously carried to approve the minutes of the November 1, 2011 Planning and Zoning Commission study session and the November 1, 2011 Planning and Zoning Commission regular meeting as presented.

OLD BUSINESS

None.

PUBLIC HEARING AGENDA ITEMS

3. Request for a Preliminary Subdivision Plat for Branson Professional Park,
Branson, Missouri.
Project No. 11-6.3 (11-00600003)
Applicant: Gregg-Wise Properties, LLC

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any questions of staff in regards to the item.

Commissioner McDowell asked if there were any requirements for public open space, since it was a subdivision plat.

Mr. Hornickel stated, since it was a commercial subdivision, the open space requirements did not apply.

Commissioner Davis asked how the utilities were proposed to be addressed within the plat.

Mr. Hornickel stated during conversations with the applicant in regards to the landscaping topic, they also discussed the locations for future utilities. He said the applicant had stated Suddenlink's and Centurylink's cable would be buried along West Main Street. He added the electrical service was described as being located along Atlantic Street it and would feed into the new lots from the north. In summary, no utilities would be visible from West Main Street.

Chairperson Harris asked if a decision would need to be rendered for Alternatives A and B, as presented.

At the November Planning and Zoning Commission meeting, Mr. Hornickel said it had been requested of staff to work with the applicant to determine a landscaping solution as part of the conditions of their request to vacate Courtney Street and Pine Street.

Mr. Lawson stated both Alternative A and B would need to appear on the Final Plat as notes prior to approval by the city.

Chairperson Harris asked if there were any other questions of staff; there was no response. He then asked if the applicant or their representative was present and wished to review the item with the Commission.

Mr. Paul Engel, an engineer with Anderson Engineering, approached and offered to answer any questions.

Chairperson Harris asked if there had been any major changes with the project since the previous meeting.

Mr. Engel stated the Alternatives as presented by staff were the only changes. He added his client had been working with the utility companies and making progress with their locations.

Mr. Lawson asked Mr. Engel to comment about his client's thoughts for the alternatives presented.

Mr. Engel stated he had spoken to his clients and they were in agreement with the alternatives.

Vice-Chairperson Romine asked what the timeline would be for the project.

Mr. Engel stated they would like to begin as quickly as humanly possible. He added they already had plans submitted to the Engineering Department for Loyd Street. He stated it showed they had spent time and energy and were very interested in proceeding as soon as possible.

Commissioner Davis asked for updates on how the storm water within the project would be handled and if any further discussion had occurred about extending the proposed Loyd Street to Skaggs Hospital.

Mr. Engel stated there had not been any further discussions to extend Loyd Street to the hospital to his knowledge. He added there had been no discussions regarding phase two. He stated the city's code ruled and they would be following it when addressing the storm water. He stated he did not have any additional specifics to share. He added they had always met the standard of care, if not exceeded it.

Chairperson Harris asked if there were any other questions of the applicant's representative; there was no response. He then asked if there was anyone else present who wished to speak in regards to the item.

Mr. Tim Davis approached and stated he was an attorney and was representing Home Town Radio, which was located within the proposed area of the plat. He stated the hillside could be productively developed and, if Loyd Street is connected to the hospital, doctor's offices could be a large asset. He stated the radio station had a number of concerns for consideration. He stated the first was for the radio station's mailing and street address to remain as Courtney Street. He stated the second was the radio station must have direct access from a public street. He stated in his review it appeared that the radio station's property did not directly abut Loyd Street. He added the radio station was not going to purchase any additional property to achieve access from Loyd Street. He stated an access easement would not be acceptable because it would require the radio station to build a road on a difficult piece of ground. He stated the third concern was the vacation of Courtney Street. He stated if there was any delay during construction of Loyd Street and access was disrupted, it would be damaging to the

business. He stated the fourth was there was no delineation of where the water and sewer lines to their property were to be located. He stated they wanted to be sure the existing lines and connections that come in and out of their property would be maintained.

Commissioner Davis asked Mr. Davis to locate the current access into the radio station.

Mr. Davis described their access to be located near the cul-de-sac portion of Courtney Street. He added their access is currently two hundred feet further to the west than the proposed alignment of Loyd Street.

Commissioner Davis asked how access was being proposed to be provided to the radio station.

Mr. Davis stated he had not seen any type of access being proposed on the plat.

Mr. Engel approached and stated the applicant's intent was for access to be provided directly from Loyd Street.

Mr. Miller approached and stated the access did need to be provided, as well as phasing. He stated both comments had already been shared with the applicant and their plans would not be approved until they received that information. He added he did not realize two separate lots made up lot six; therefore, he did not realize the west half was not as accessible as the east half.

Commissioner Davis asked if the proposed plat altered the existing utility connections to the radio station.

Mr. Miller stated it probably did. He added until they received all the necessary plans showing connections either maintained or altered, they could not comment on the plans. He stated they would additionally have to determine if a public right-of-way could be provided to lot six.

Commissioner Davis asked if the public right-of-way could be named Courtney Street to address the radio station's concern.

Mr. Miller stated that was his thought for a solution.

Commissioner Loyd asked what the white strip on the handout was, and if it was the proposed access.

Mr. Miller stated it was not shown as access for that lot on the plat, but was simply just part of it.

Chairperson Harris stated there were preliminary plats and final plats, and this one was going to require major modifications to it before a final plat could be approved.

Mr. Engel agreed with the statement.

Commissioner McDowell asked if they had a signed application from the owner of the eastern half of proposed lot six.

Mr. Hornickel stated they did and the owner was the applicant, Gregg-Wise Properties, LLC.

Mr. Lawson recommended, if it was the desire of the Commission, they approve the item with conditions. He stated the conditions to be that the plat clearly shows access to the radio station and to the dentist's office; that lot six be addressed showing separate sublots A and B; and that the current utilities are maintained to the radio station and dentist's office. He added they always had the option to defer the item; however, the applicant had stated they were on a tight schedule including contracts in order for the project to work. He stated his recommendation was to approve the item and the conditions would need to be addressed by the applicant prior to receiving approval from the Board of Aldermen.

Vice-Chairperson Romine asked if access also needed to be identified to the cell tower.

Mr. Hornickel stated that would be another access easement to be provided, but they had expressed it would probably end up being delineated through a parking lot.

Mr. Davis requested to work with staff during the meeting on the exact language of the conditions so the Commission could move on to another item.

Mr. Lawson declined the request.

Chairperson Harris also declined the request and stated all of the concerns had been noted by staff and they would be sure to follow up with the applicant. He stated he appreciated the offer.

Ms. Billye Brimm approached and stated she owned some property in the area. She asked of what the entire project would consist.

Chairperson Harris showed the limit of the entire project, including phase one, from the presentation.

Mr. Engel approached and stated it would be a commercial subdivision. He stated his client was preparing the land and building the roads for the future commercial users of the properties.

Mr. Lawson stated there would be three lots on Main Street and a traffic signal installed that does not currently exist.

Ms. Brimm asked if the item was to prepare the land for businesses that are not known yet.

Chairperson Harris stated the plat they were reviewing would allow the land to be prepared. He asked Ms. Brimm what properties she owned.

Ms. Brimm stated she had bought her mother a house east of the project on Oklahoma Street. She added she had also bought her daughter the property known as 509 West Atlantic, also east of the project.

Mr. Hornickel stated, based on the location of Ms. Brimm's properties, the applicant was proposing to extend Atlantic Street to the west to intersect with Loyd Street. He added the applicant would also be required to close Sixth Street where it intersects with West Main Street from the north. He stated the residents of the area would use Atlantic Street and then Loyd Street to access West Main Street once the project was complete. He added it would be a signalized intersection, thus safer than the current intersection at Sixth Street.

Commissioner McDowell asked when Sixth Street would be closed.

Mr. Hornickel stated, as Mr. Miller had stated, the phasing of the project would be crucial, but they did not anticipate Sixth Street to close until Loyd Street was fully opened.

Mr. Steve Willoughby approached and stated he represented the radio station and wanted to make it clear they were excited about the project. He said they believed the project was good for the community and would be vital to them. He stated they did have some concerns, but felt these concerns would be addressed.

Mr. Mark Weisz approached and stated he was one of the representatives of the applicant and, through conversations with the developer, he said the applicant would be building the access road to the radio station and the dentist's office at his expense. He added it would be a great project that will build the tax base and offer a safer entrance to the area.

Mr. Hornickel stated, regardless of the outcome, the applicant had requested to staff that their item be placed on the agenda of the December 13, 2011 Board of Aldermen meeting, as opposed to the January 10th meeting that was mentioned in the paper.

Chairperson Harris asked for staff to review the process for the request.

Mr. Hornickel stated, if the Preliminary Plat was approved, it would then go to the council as a resolution for approval. He added a Final Plat would eventually follow and go to both the Commission and the Board of Aldermen for approval.

Chairperson Harris asked if there was anyone else who wished to make a comment; there was no response. He then asked if there were any further comments or questions by the Commissioners; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Davis and seconded by Vice-Chairperson Romine to approve Resolution 11-6.3 with the following conditions:

- 1) Clear access shall be provided to the existing businesses, the radio station, dentist's office and cell tower, and delineated on the plat; and,
- 2) The ownership of Lot 6 shall be determined whether in its entirety by the radio station or by multiple owners; and,
- 3) All existing utilities providing service to the existing businesses shall be maintained or relocated with the individual property owner's consent.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-6.3 as modified carried with a 7-0 vote.

4. Request for a Planned Development Amendment to the Branson Hills Land Use Regulations, PD 2005-007, To Change the Use of a Parcel Located on Pinehurst Drive from Single Family to Multi-Family.
Project No. 11-5.3 (11-00500003)
Applicant: Rick Huffman

Mr. Hornickel stated the applicant had requested their item be postponed until the January 3rd, 2012 Planning and Zoning Commission Meeting.

Chairperson Harris acknowledged their request. He then asked if there was anyone present who wished to comment on the item, as the item's public hearing was advertised for this time.

Ms. Linda Bishard approached and shared her opposition to the request.

Mr. Tom Bishard approached and shared his opposition to the request.

Ms. Marcia Schemper-Carloack approached and shared her opposition to the request.

Chairperson Harris asked if there was anyone else was present who wished to comment on the item; there was no response. He then reminded the Commissioners that the applicant had requested to postpone their item until the next meeting.

Commissioner Loyd asked what the city's responsibility was when addressing the covenants of the property owners within Branson Hills.

Mr. Lawson stated the city has no responsibility to enforce their covenants.

Mr. Duston stated their internal neighborhood rules were theirs to enforce.

Chairperson Harris stated their covenants would require civil action on the part of the homeowners association or an individual within the association.

Mr. Duston stated it was instructive for the Commissioners to hear their points, but it did not rule on what they would do on internal planning and development.

Commissioner Davis thanked Commissioner Loyd for asking his question. He added that covenants are not something they should be getting tangled up in. He did state it was beneficial to understand the expectations and preferences of the neighbors.

Chairperson Harris thanked the neighbors for sharing their concerns and their organization. He asked if any of the Commissioners had any other comments or questions; there was no response. He entertained a motion.

MOTION:

Motion by Vice-Chairperson Romine and seconded by Commissioner Loyd to postpone Resolution 11-5.3 until the January 3, 2012 meeting.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and
Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to postpone Resolution 11-5.3 passed with a 7-0 vote.

5. Request to Zone the Property at 229 Stillwood Drive and the Stillwood Subdivision
Common Ground R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.2 (11-00200002)
Applicant: Stillwood, LLC

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked how the sewer agreements were laid out for this area.

Mr. Lawson stated no agreement was formed for Phase One of the subdivision. He added, when the applicant had inquired about building Phase Two and connecting it to sewer, staff required him to annex because the property was contiguous.

Chairperson Harris asked if we continue to provide sewer to properties outside the city limits.

Mr. Lawson stated we do, but we either require them to sign a pre-annexation agreement or annex based on whether their property is contiguous or not.

Chairperson Harris asked if anyone else was present who wished to comment on the item; there was no response. He then asked if any of the Commissioners had any other comments or questions; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Davis and seconded by Vice-Chairperson Romine to approve Resolution 11-2.2.

- AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and
Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.2 passed with a 7-0 vote.

6. Request to Zone the Properties at 131, 133 & 158 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.3 (11-00200003)
Applicant: Stillwood, LLC

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any other comments or questions for the representative; there was no response. He then asked if anyone else was present who wished to comment on the item; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Huddleston and seconded by Commissioner McDowell to approve Resolution 11-2.3.

- AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and
Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.3 passed with a 7-0 vote.

7. Request to Zone the Property at 128 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.4 (11-00200004)
Applicant: Colleen McConachie

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any other comments or questions for the representative; there was no response. He then asked if anyone else was present who wished to comment on the item; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner McDowell and seconded by Commissioner Loyd to approve Resolution 11-2.4.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.4 passed with a 7-0 vote.

8. Request to Zone the Property at 130 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.5 (11-00200005)
Applicant: Warner Family Home Place Foundation

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any other comments or questions for the representative; there was no response. He then asked if anyone else was present who wished to comment on the item; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Davis and seconded by Vice-Chairperson Romine to approve Resolution 11-2.5.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.5 passed with a 7-0 vote.

9. Request to Zone the Property at 160 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.6 (11-00200006)
Applicant: Richard & Carolyn Rogers

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any other comments or questions for the representative; there was no response. He then asked if anyone else was present who wished to comment on the item; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Loyd and seconded by Vice-Chairperson Romine to approve Resolution 11-2.6.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.6 passed with a 7-0 vote.

10. Request to Zone the Property at 163 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.7 (11-00200007)
Applicant: Nick Fleehart & Tanis Nicholls

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any other comments or questions for the representative; there was no response. He then asked if anyone else was present who wished to comment on the item; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Huddleston and seconded by Commissioner Davis to approve Resolution 11-2.7.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.7 passed with a 7-0 vote.

11. Request to Zone the Property at 182 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.8 (11-00200008)
Applicant: Billy & Shirley Baker

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any other comments or questions for the representative; there was no response. He then asked if anyone else was present who wished to comment on the item; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Burney and seconded by Commissioner Davis to approve Resolution 11-2.8.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.8 passed with a 7-0 vote.

12. Request to Zone the Property at 210 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.9 (11-00200009)
Applicant: Stanley & Connie Moore

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any other comments or questions for the representative; there was no response. He then asked if anyone else was present who wished to comment on the item; there was no response. He entertained a motion.

MOTION:

Motion by Vice-Chairperson Romine and seconded by Commissioner Davis to approve Resolution 11-2.9.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.9 passed with a 7-0 vote.

13. Request to Zone the Property at 211 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.10 (11-00200010)
Applicant: Ronald & Pouran Borchardt

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any other comments or questions for the representative; there was no response. He then asked if anyone else was present who wished to comment on the item; there was no response. He entertained a motion.

MOTION:

Motion by Vice-Chairperson Romine and seconded by Commissioner Burney to approve Resolution 11-2.10.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.10 passed with a 7-0 vote.

14. Request to Zone the Property at 213 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.11 (11-00200011)
Applicant: Taylor Family Revocable Trust

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any other comments or questions for the representative; there was no response. He then asked if anyone else was present who wished to comment on the item; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Burney and seconded by Commissioner Loyd to approve Resolution 11-2.11.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.11 passed with a 7-0 vote.

15. Request to Zone the Property at 230 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.12 (11-00200012)
Applicant: Darlene Walker

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any other comments or questions for the representative; there was no response. He then asked if anyone else was present who wished to comment on the item; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Davis and seconded by Vice-Chairperson Romine to approve Resolution 11-2.12.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.12 passed with a 7-0 vote.

16. Request to Zone the Property at 231 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.13 (11-00200013)
Applicant: Mary Lou Pickens Rev. Trust

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any other comments or questions for the representative; there was no response. He then asked if anyone else was present who wished to comment on the item; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner McDowell and seconded by Commissioner Huddleston to approve Resolution 11-2.13.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.13 passed with a 7-0 vote.

17. Request to Zone the Property at 232 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.14 (11-00200014)
Applicant: Clinton & Winnie Morgan

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any other comments or questions for the representative; there was no response. He then asked if anyone else was present who wished to comment on the item; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Davis and seconded by Commissioner McDowell to approve Resolution 11-2.14.

- AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.14 passed with a 7-0 vote.

18. Request to Zone the Property at 290 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.15 (11-00200015)
Applicant: Ruby L Moon Rev. Trust

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any other comments or questions for the representative; there was no response. He then asked if anyone else was present who wished to comment on the item; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Loyd and seconded by Vice-Chairperson Romine to approve Resolution 11-2.15.

- AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.15 passed with a 7-0 vote.

19. Request to Zone the Property at 291 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.16 (11-00200016)
Applicant: Roy & Delores Kassebaum

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked if any of the Commissioners had any other comments or questions for the representative; there was no response. He then asked if anyone else was present who wished to comment on the item; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner Huddleston and seconded by Commissioner Burney to approve Resolution 11-2.16.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Vice-Chairperson Romine and
Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best, Wescott and Woolery

Motion to approve Resolution 11-2.16 passed with a 7-0 vote.

COMMISSIONER & STAFF REPORTS

Mr. Hornickel thanked everyone who participated with the Sustainable Design Assessment Team. He reminded them of the team's final presentation on Thursday, December 8th, at 6:00 p.m. in the Council Chambers.

Chairperson Harris requested a trail update.

Mr. Filice approached and stated the newest 2,100 foot segment of the Roark Creek Trail was almost complete.

Chairperson Harris encouraged Mr. Filice to hold a ribbon cutting ceremony, or similar, to let the community know of its opening.

Mr. Hornickel added the Engineering Department recently submitted plans to MoDOT for another trail connection between 76 Country Boulevard and the trailhead at Lakeside Forest Wilderness Area. He also gave some other updates on ongoing maintenance at Lakeside.

Commissioner Loyd asked if there were any agreements in place for police service to respond to the islands within our city limits.

Mr. Lawson stated our police will not respond to calls outside of our city limits. He added staff's goal is to clean up all of the islands so the city limits can be clear for our emergency responders.

Mr. Duston stated, from a jurisdictional standpoint, we cannot serve the islands.

ADJOURNMENT

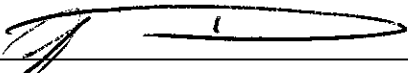
Motion by Commissioner Davis and seconded by Vice-Chairperson Romine, and unanimously carried to adjourn the meeting at 9:01 pm.



Clark Harris, Chairperson

1-3-12

Date



Joel Hornickel, Senior Planner

1/4/12

Date