

PLANNING AND ZONING COMMISSION
December 6, 2011
STUDY SESSION

7:00 pm
Fishbowl Conference Room

CONSENT

Because the door to the Fishbowl Conference Room had not been unlocked for this meeting, the study session began at 7:10 pm.

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

ADMINISTRATIVE DISCUSSION

Chairperson Harris opened the meeting then turned the discussion over to staff.

OLD BUSINESS

None.

PUBLIC HEARINGS

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 stated the applicant wanted to take their item to the December 13th council meeting instead of waiting until the January 10th meeting, as is typically done.
- Mr. Lawson said access would be provided to the dental office and the radio station, even though it was not depicted clearly on the preliminary plat.

- Mr. Hornickel provided an update and distributed a hand-out to the Commissioners showing Alternatives A and B for the landscaping of the property as requested during the request for the vacation of Courtney and Pine Streets.
 - Alternative A provided a failsafe option that would provide the City with appropriate funds to properly and fully cap the property to promote regrowth of native vegetation should the applicant not complete the project. It also included vegetation along West Main Street.
 - Alternative B would require the future property owners of each parcel to provide the required amount of landscaping, as determined by their frontage, within twenty-five feet of their property boundary, as opposed to the fifty feet required by code.
 - Mr. Hornickel said the twenty-five foot distance was agreed upon by the applicant to promote vegetation closer to the West Main Street.
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 staff had received an email and multiple phone calls from the applicant requesting this item be postponed to the January 3rd meeting.
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 stated the remaining 15 items were zoning requests within the Stillwood subdivision.
 - Commissioner Loyd asked what the white boxes on the vicinity map represented.
 - Mr. Hornickel said they were the units themselves. Each item included a different map to reflect the location of each unit to be included.
 - Mr. Lawson added if a property owner chose not to annex at this time then they would not be a part of these zoning requests.
 - Mr. Lawson said these properties were currently hooked into the City's sewer and, now that they were contiguous. it was preferable they annex.
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

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
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
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
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
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
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
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
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
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

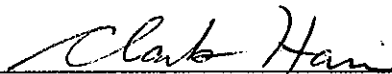
16. Request to Zone the Property at 231 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.13 (11-00200013)
Applicant: Mary Lou Pickens Rev. Trust
17. Request to Zone the Property at 232 Stillwood Drive R-2 Two-Family Dwelling District, Branson, Missouri.
Project No. 11-2.14 (11-00200014)
Applicant: Clinton & Winnie Morgan
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
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

OTHER BUSINESS

Chairperson Harris asked Mr. Lawson to update them on the status of the Community Plan 2030. Mr. Lawson said the Aldermen would be discussing it again prior to their next council meeting on December 13th.

ADJOURNMENT

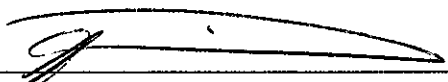
Motion by Vice-Chairperson Romine and seconded by Commissioner McDowell, and unanimously carried to adjourn the meeting at 7:20 p.m.



Clark Harris, Chairperson

1-3-12

Date



Joel Hornickel, Sr. Planner

1/4/12

Date