

**PLANNING COMMISSION  
STUDY SESSION**

March 3, 2020

6:30 PM

Planning and Development Conference Room

**ROLL CALL**

Commissioners Present: Commissioners Howden, Loyd, Nichols, O’Day, Skains,  
Vice-Chairperson Pinkley and Chairperson Harris

Commissioners Absent: Commissioners Davis, Richards and Romine

Staff Present:	Joel Hornickel	Director of Planning & Development
	Perry Eckhardt	Senior Planner
	Chris Lebeck	City Attorney
	Matt Filice	Assistant City Engineer
	Tara Norback	Utilities Plan Reviewer

**AGENDA**

**DIRECTOR’S REPORT**

**DISCUSSION OF PREVIOUS AGENDA ITEMS**

Mr. Hornickel stated staff was continuing to work with Oscar’s BBQ restaurant on their drive-thru window. He stated they had recently discussed the striping requirements for identifying the staking lane. He stated the Lodges at Chateau Cove zonings and the code amendment pertaining to live/work units had all been approved by the Board of Aldermen without issue or concern. He stated staff had identified one remaining property within the Lodges at Chateau Cove needing to be annexed and zoned. He stated staff had made contact with the property owner and looked forward to wrapping up the process in the coming months.

**UPDATE OF ONGOING PROJECTS**

Mr. Hornickel stated Citizenserve continued to be the staff’s most significant ongoing project. He stated the building permit module had been live for about two months and aside from a few minor adjustments that were needed, everything was going well. He stated the staff had been working on the planning module the past couple of months and hoped for it to go live by April 1, 2020. He stated

staff was working specifically to make the Temporary Use request and approval process as efficient and streamlined as possible. He stated code enforcement would be the final module for this phase.

Mr. Hornickel stated the City had finally received back the executed contract from Southwest Missouri Council of Governments (SMCOG) for updating the Community Plan 2030. He stated staff had made the determination to have SMCOG assist with the update effort because their fee was half the amount budgeted and they have assisted other cities in the region recently with strong results. He stated the Board of Aldermen would be reviewing the contract during their March 24, 2020 meeting and the full effort was expected to begin in October. He stated staff and department heads would be doing some preliminary work in the coming months to prepare for the update and to help get everyone in the right mindset.

Mr. Hornickel stated staff had recently closed out several projects which had included significant landscaping or tree deposits associated with them. He stated the City's landscaping fund would be increasing by approximately \$200,000.00 as a result.

#### **REVIEW OF MARCH 3, 2020 PLANNING COMMISSION AGENDA**

Mr. Hornickel stated the one item on the agenda was fairly straightforward. He stated the applicant had been composting within the subject property for several years without any complaints brought forward. He stated while composting and the current request for pasture areas could both be considered agricultural uses, the current request was more intensive than composting.

#### **REQUEST FOR ITEMS TO BE PLACED ON FUTURE AGENDAS**

None.

<b>ADJOURNMENT</b>
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Motion by Commissioner Skains and seconded by Commissioner Howden, and unanimously carried to adjourn the meeting at 6:55 PM.

  
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Clark Harris, Chairperson

5-6-2020  
\_\_\_\_\_  
Date

  
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Joel Hornickel, Planning & Development Director

5/5/2020  
\_\_\_\_\_  
Date