

**AGENDA/DRAFT
CITY OF BYRNES MILL
PLANNING AND ZONING MEETING
NOVEMBER 14, 2016 - 6:30 P.M.
141 OSAGE EXECUTIVE CIRCLE
BYRNES MILL, MISSOURI 63051**

- I. CALL TO ORDER**
 - A. PLEDGE OF ALLEGIANCE
 - B. ROLL CALL

- II. AMEND/APPROVE MINUTES OF OCTOBER 10, 2016**

- IV. OLD BUSINESS**
 - A. PLANNING FOR JEFFERSON MEMORIAL COMMUNITY GRANT.
 - B. COMPREHENSIVE PLAN DRAFT REVIEW.
 - C. SPECIAL USE REQUEST/RBD DEVELOPMENT CO. INC. /VILLA'S IN R1 SINGLE FAMILY ZONING.

- V. OATH OF OFFICE ADMINISTERED**
 - A. ADJOURN SINE DIE
 - B. OATH OF OFFICE ADMINISTERED TO NEWLY APPOINTED COMMISSION POSITION/
JOSEPH KENT.
 - C. RECONVENE

- V. NEW BUSINESS**
 - A. BUILDING PERMIT REQUEST/ RICHARD MORRIS 3360 FRANKS COURT.
 - B. BUSINESS LICENSE REQUEST/HIGHWAY 30 TOWING AND REPAIRS/TIM DODGE AND
WILLIAM GREEN
 - C. SIGN PERMIT REQUEST/HIGHWAY 30 TOWING AND REPAIRS/TIM DODGE AND
WILLIAM GREEN

- VI. CHAIRMAN'S REPORT**

- VII. ADJOURN**

THERE WILL BE A WORKSHOP FOLLOWING THE REGULAR PLANNING AND ZONING MEETING TO REVIEW R-1 AND R-2 SINGLE FAMILY ATTACHED HOMES/VILLA'S AND CONDO'S.

MEETINGS ARE HELD ON THE SECOND (2ND) MONDAY OF EACH MONTH, ON AN AS NEED BASIS.

**PLANNING AND ZONING
REGULAR MEETING/DRAFT
141 OSAGE EXECUTIVE CIRCLE
CITY OF BYRNES, MILL, MISSOURI
OCTOBER 10, 2016 6:30 P.M.**

The meeting was called to order at 6:30 p.m. A Roll call of Board members showed the following present: Chairwoman Anne Walters, Dianna Sullivan, and Lisa Hosey. Larry Hedrick, Richard Ross, Rick Schweppe and Mary Mantoan excused. Tim Hill absent. A quorum is present. Chairwoman Walters presiding.

APPROVAL OF AGENDA

Chairwoman Walters made the recommendation to move **V. New Business A. to III. Approval of Minutes B.**

Diana Sullivan motioned to accept the agenda as amended, seconded by Lisa Hosey. A roll call vote showed the following:

Mary Mantoan	excused	Alderwoman Davies	excused
Rick Schweppe	excused	Anne Walters	aye
Lisa Hosey	aye	Richard Ross	excused
Larry Hedrick	excused	Tim Hill	absent
Diana Sullivan	aye		

Motion Carried

APPROVAL OF MINUTES

Diana Sullivan motioned to **approve the Minutes dated September 12, 2016** as submitted, seconded by Chairwoman Walters. A roll call vote showed the following:

Mary Mantoan	excused	Alderwoman Davies	excused
Rick Schweppe	excused	Anne Walters	aye
Lisa Hosey	abstain	Richard Ross	excused
Larry Hedrick	excused	Tim Hill	absent
Diana Sullivan	aye		

Motion Carried

NEW BUSINESS

Special Use Request/ RBD Development Co. Inc. Dan Wind with Wind Engineering represented RBD Development Co. Incorporated. Mr. Wind addressed the Planning and Zoning Board with the Special Use request to place Villa's in R-2 Single Family Zoning. The requested area is on the West side of Upper Byrnes Mill Road between Narragansett and Secluded Meadow, next to Olde Mill Estates. Chairwoman Walters informed Mr. Wind the Special Use would not apply to his request and explained the request

did not conform to the City's current Comprehensive Plan. The City is in the process of creating a new Comprehensive Plan and we are currently reviewing and developing codes to address multi use zoning. Multi Use Zoning R2 and R3 was discussed. His request does not conform to the Multi Use Zoning, as it is for five (5) acres or more, and the parcel RBD Development is requesting the Villa's be developed on is 2.4 acres. A variance and a zoning change was also discussed. Chairwoman Walters recommended Mr. Wind wait until the new codes and Comprehensive Plan is completed, as there should be zoning in place at that time that will address his villa request.

OLD BUSINESS

PLANNING FOR JEFFERSON MEMORIAL COMMUNITY GRANT

Dianna Sullivan reported the City will receive a letter the first of November informing us if we have been approved for the grant.

COMPREHENSIVE PLAN DRAFT

Multi Use and Villas were discussed. Idea's the Planning and Zoning Board would like to see considered in the new zoning is owner occupied, aesthetics, and landscaping around developments. Other ideas were for the City to become a Tree City. The next Comprehensive Plan meeting will be held Wednesday October 26th at 6:00 p.m.

CHAIRMAN REPORT

Chairwoman Walters reported there was one home being built in Silverstone.

Adjourn

Diana Sullivan motioned to adjourn the meeting, seconded by Lisa Hosey. A roll call vote showed all in favor:

Mary Mantoan	excused	Alderwoman Davies	excused
Rick Schweppe	excused	Anne Walters	aye
Lisa Hosey	aye	Richard Ross	excused
Larry Hedrick	excused	Tim Hill	absent
Diana Sullivan	aye		

The meeting was adjourned at approximately 8:20 p.m.

Approved this _____ day of _____, 2016.

Mary Mantoan, Secretary

Anne Walters, Chairwoman

Respectfully Submitted:

Deborah LaVenture, City Clerk