

**PLANNING AND ZONING  
REGULAR MEETING  
141 OSAGE EXECUTIVE CIRCLE  
CITY OF BYRNES, MISSOURI  
FEBRUARY 8, 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: Rick Schweppe, Mary Mantoan, Alderwoman Cindy Davies, and Anne Walters. Larry Prado, and Lisa Hosey absent. Tim Hill, Larry Hedrick, Richard Lawson, Richard Ross excused. Chairwoman Walters presiding.

**APPROVAL OF AGENDA**

Mary Mantoan motioned to **approve the Agenda dated February 8, 2016** as written, seconded by Alderwoman Davies. A voice vote showed all in favor.

Mary Mantoan	aye	Alderwoman Davies	aye
Larry Prado	absent	Rick Schweppe	aye
Lisa Hosey	absent	Anne Walters	aye
Larry Hedrick	excused	Richard Ross	excused
Richard Lawson	excused		

Lisa Hosey joined meeting.

**APPROVAL OF MINUTES:**

Mary Mantoan motioned to **approve the Minutes dated January 11, 2016** as submitted, seconded by Alderwoman Davies. A roll call vote showed the following.

Mary Mantoan	aye	Alderwoman Davies	aye
Larry Prado	absent	Rick Schweppe	abstain
Lisa Hosey	aye	Anne Walters	aye
Larry Hedrick	excused	Richard Ross	excused
Richard Lawson	excused		

**OLD BUSINESS**

- A. Sign Permit request for Hinton Healthcare** was approved by the Board of Aldermen on February 3, 2016.
- B. Boundary, Lot Consolidation request by John and Kathy (Sally) Kelton** was approved by the Board of Aldermen on February 3, 2016.
- C. Sign Permit request by Mobility Quad, LLC** was approved by the Board of Aldermen on February 3, 2016.

**D.** Bill NO. 863-16, amending Title IV. Chapter 400 Zoning Ordinance pertaining to Accessory Buildings was approved by the Board of Aldermen on February 3, 2016.

**NEW BUSINESS**

**An e-mail vote by Planning and Zoning January 20, 2016 was conducted for Bill Williams request on a Boundary Line Adjustment.** The following were results of the e-mail vote:

Mary Mantoan	aye	Alderman Davies	aye
Larry Prado	aye	Rick Schweppe	aye
Lisa Hosey	aye	Anne Walters	aye
Larry Hedrick	aye	Richard Ross	excused
Richard Lawson	aye		

A formal vote is needed to ratify e-mail vote for the **Boundary Line Adjustment request by Bill Williams Construction.** A motion was made by Rick Schweppe to approve the lot consolidation request for the Boundary Line Adjustment by Bill Williams Construction as submitted, seconded by Alderman Davies. A roll call vote showed the following:

Mary Mantoan	aye	Alderman Davies	aye
Larry Prado	absent	Rick Schweppe	aye
Lisa Hosey	aye	Anne Walters	aye
Larry Hedrick	excused	Richard Ross	excused
Richard Lawson	excused		

**See attached copies of the e-mail votes dated January 20, 2016.**

**Business License request by Joe Lucas/Big T Storage** was addressed.

Mr. Lucas is requesting approval of a business license for an outdoor Recreational Vehicle (RV), boat, and trailer storage in current location 3560 Gravois Road, which is zoned Light Industrial 2. Mr. Lucas currently has a business license for Big T-Recycling. He will run both businesses, and phase out the recycling business in approximately 6 months to a year. Mr. Lucas will erect a 4' chain link fence with a 6' sliding locked gate at the entrance. The fence is in compliance with Section 400.490 General Area Exceptions and Modifications, Industrial Zones – 6. A and C. The current building will remain, and not change. Parking was discussed, he will have between 40-100 parking spaces for storage. There will be no construction vehicles. Commercial vehicles and trailers will be stored there also. Currently the lot is unlit. A copy of outdoor lighting was given to Mr. Lucas for future information. Rick Schweppe motioned to approve the Business License request for Big T-Storage as submitted, seconded by Lisa Hosey. A roll call vote showed the following:

Mary Mantoan	aye	Alderman Davies	aye
Larry Prado	absent	Rick Schweppe	aye
Lisa Hosey	aye	Anne Walters	aye
Larry Hedrick	excused	Richard Ross	excused
Richard Lawson	excused		

Rick Schweppe motioned to amend the Agenda as follows:

**Add Sign Permit request for Big T-Storage by Joseph Lucas**, seconded by Lisa Hosey. A voice vote showed all in favor.

**Sign Permit request for Big T-Storage was addressed.** After review of request, and Article X1X. Sign Regulations, it was determined the sign permit conformed to all City Codes. Lisa Hosey motioned to approve the sign permit request as submitted, seconded by Rick Schweppe. A roll call vote showed the following:

Mary Mantoan	aye	Alderwoman Davies	aye
Larry Prado	absent	Rick Schweppe	aye
Lisa Hosey	aye	Anne Walters	aye
Larry Hedrick	excused	Richard Ross	excused
Richard Lawson	excused		

**Chairman's Report**

Chairwoman Walters reported Walnut Ridge has several new homes being built.

Cindy Davies motioned to adjourn the meeting, seconded by Larry Prado. A roll call vote showed all in favor:

Mary Mantoan	aye	Alderwoman Davies	aye
Larry Prado	absent	Rick Schweppe	aye
Lisa Hosey	aye	Anne Walters	aye
Larry Hedrick	excused	Richard Ross	excused
Richard Lawson	excused		

The meeting was adjourned at approximately 7:15 p.m.

Approved this 14<sup>th</sup> day of March, 2016.

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Mary Mantoan, Secretary

  
Anne Walters, Chairwoman

Respectfully Submitted:

  
Deborah LaVenture, City Clerk