

**PLANNING AND ZONING
REGULAR MEETING
141 OSAGE EXECUTIVE CIRCLE
CITY OF BYRNES, MISSOURI
August 10, 2015 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: Chairman Anne Walters, Mary Mantoan, Larry Hedrick, Lisa Hosey, Cindy Davies, Richard Ross and Rick Schweppe. Larry Prado and Richard Lawson excused. Tim Hill absent. Chairwoman Walters presiding.

APPROVAL OF AGENDA

Mary Mantoan motioned to approve the agenda dated August 10, 2015 as submitted, seconded by Lisa Hosey. A voice vote showed all in favor.

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

APPROVAL OF MINUTES:

Mary Mantoan requested **Minutes of June 8, 2015** be amended as follows: **to change all dates from June 6, 2015 to June 8, 2015.** Mary Mantoan motioned to approve the minutes dated June 8, 2015 as amended, seconded by Lisa Hosey. A roll call vote showed the following.

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

OLD BUSINESS

Sign permit request for The Grounds Guys by Cecelie Williams for the parking lot sign was amended and resubmitted to Planning and Zoning Commission on June 18, 2015 via e-mail. It was determined that the request now meets City Code, Section 400.590, NO. 2. C, and voted to approve the request as amended, with a formal vote at the next regular Planning and Zoning meeting.

After discussion, Lisa Hosey motioned to approve the parking lot sign permit request for The Grounds Guys as amended, and previously voted on, via e-mail on June 18, 2015, seconded by Alderwoman Davies. A roll call vote showed the following:

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

NEW BUSINESS

Spring Hill Presbyterian Church building permit request for Phase II was addressed. Storm water runoff and retention pond was discussed. Gary Streider stated the retention pond was designed in the original Phase I grading, to accommodate all phases. All grading was completed during Phase I, and there will be no additional site work. After review, Planning and Zoning was satisfied with the retention pond and storm water concerns.

Mr. Streider stated Phase II is to be used for Sunday school only, and will not be in use at the same time as the Sanctuary (Phase I).

The parking was addressed. It was determined parking for Phase II plans does not have adequate parking. To be compliant with city codes, Spring Hills will need to add an additional 10 parking spaces. After discussion, Lisa Hosey motioned to approve the request of Phase II by Spring Hills Presbyterian Church, contingent upon additional parking of 10 spaces be added, and amendment of such be submitted to the Planning and Zoning Board, seconded by Alderwoman Davies. A roll call vote showed the following:

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

Chairman's Report

Chairman Walters had nothing further to report.

Larry Hedrick motioned to adjourn the meeting, seconded by Richard Ross at approximately 7:15p.m. A roll call vote showed all in favor.

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

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

Approved this 14th day of September, 2015.

Anne Walters, Chairman


Chairwoman Pro Tem Mary Mantoan

Respectfully Submitted:


Deborah LaVenture, City Clerk