

CALL TO ORDER: Chairman, Darrin Brock, called the Planning Commission Meeting to order at 6:00 pm. An attendance sheet was included for visitors.

Roll Call: Commissioners Frank Mocivnik, Tony Kaczoroski, Darrin Brock, Brian Clark, James Walker. Michael Phillips and Chase Henrichs were absent. We had quorum.

Approval of Minutes:

Motion to approve Minutes of April 1, 2024 as corrected.

Motion: Commissioner Kaczoroski

Second: Commissioner Clark

Vote Aye: Mocivnik, Kaczoroski, Clark, Walker, Brock

Vote Nay: None

Motion to approve Minutes* of April 1, 2024 as corrected approved.

Brian Clark* came in after the minutes of April 1, 2024 were approved.

Public Forum: Open: 6:37pm Close: 6:37pm

Old Business: None

New Business:

A – Ozark Ready Mix – Jim Johnson – Conditional Use Permit – 705 S. Lincoln St. – Parcel 12-00287-001

Barry Williams, Crafton Tull, requested to amend the conditional use permit for the existing concrete plant located at 705 S Lincoln St. The conditional use permit will reflect the transfer from Crossland Heavy Contractors to Ozark Ready Mix, Inc. Ozark Ready Mix has not proposed a change to the conditional use permit and it is assumed that the same conditions of the Crossland permit will apply to the new owner. The change to the conditional use permit will reflect the ownership transfer.

Motion to approve Ozark Ready Mix – Conditional Use Permit under new name and same conditions worked under Crossland Heavy Contractors – Parcel 12-00287-001.

Motion: Commissioner Clark

Second: Commissioner Walker

Vote Aye: Walker, Mocivnik, Kaczoroski, Clark, Brock

Vote Nay: None

Motion to approve Ozark Ready Mix – Conditional Use Permit under new name and same conditions worked under Crossland Heavy Contractors – Parcel 12-00287-001 approved.

B – Beran Multi Use – Large Scale Development – N Bloomington St – Parcel 12-00171-000

Taylor Lindley, Crafton Tull, presented a large scale development which is a flex space development on N Bloomington St. The property is located on the lot north of Pile's concrete and south of Don's Mobile Homes. The development is requesting a waiver from the access management standards to waive the requirement for a continuous service drive or cross access corridor due to the steep slope of the grade along the property frontage.

Commissioners required a gravel storage lot centered in the development to be paved.

Motion to approve Beran Multi Use – Large Scale Development – N Bloomington St – Parcel 12-00171-000 with waiver and stipulation that the gravel lot is to be paved.

Motion: Commissioner Kaczoroski

Second: Commissioner Walker

Vote Aye: Kaczoroski, Clark, Mocivnik, Brock, Walker

Vote Nay: None

Motion to approve Beran Multi Use – Large Scale Development – Parcel 12-00171-000 with waiver and stipulation that the gravel lot is to be paved approved.

C – Cruz – Lot Split – 405 S Zion St – Parcel 12-02536-000

Claudia Juarez requested a lot split of two acres into two one acre lots. One acre would have the house and septic tank. The lateral lines have not been located. Before this lot split can be approved, the lateral lines must be located and marked on the plat. Commissioner Clark asked to table the lot split until the lateral lines can be located.

Motion to table Cruz – Lot Split – Parcel 12-02536-000 until the lateral lines are located.

Motion: Commissioner Kaczoroski

Second: Commissioner Walker

Voice Vote Aye: Unanimous

Voice Vote Nay: None

Motion to table Cruz – Lot Split – Parcel 12-02536-000 until the lateral lines are located approved.

D – Lassiter's First Addition – Tract Split

Applicant has applied for a tract split to divide a one acre tract into two tracts with tract one being .75 acres and tract two being .41 acres. The minimum single-family lot size for an R-1 zone is 8,000 sq. ft.

Motion to approve Lassiter's First Addition – Tract Split.

Motion: Commissioner Clark

Second: Commissioner Kaczoroski

Vote Aye: Kaczoroski, Brock, Mocivnik, Clark, Walker

Vote Nay: None


Motion to approve Lassiter's First Addition – Tract Split approved.

Planning Staff Items: Next PC Meeting 05/06/24

Committee Reports: The annual tree giveaway was held on April 13 from 8am – noon at the Lowell Street Department, 209 North Lincoln Street.

Motion to adjourn made by Commissioner Walker and Second by Commissioner Kaczoroski . All were in favor. The meeting adjourned at 6:55pm.

ATTEST:



Elizabeth Estes, City Clerk



APPROVED:



Darrin Brock, Chairman