

**City of Waynesville  
Planning & Zoning Minutes  
February 9, 2010  
(DRAFT)**

**Call to Order:** Tim Bartlett called the meeting to order at 5:30

**Members Present:** Chairman Tim Bartlett, Erv Morriss, Joe Rapone, Joe Petrich, Phil Hayes, Dr. Jerry Brown, Mayor Cliff Hammock, City Administrator Bruce Harrill, Building Official Mitch McDonald, Building Inspector Cathy Potts, Council Member Luge Hardman, Developers Tom Campbell and Jake Lebioda, residents and members of the media.

**There was a quorum present.**

**Approval of the Minutes:** Mayor Cliff Hammock motioned to approve the minutes Phil Hayes seconded the **Vote was unanimous.**

**Action Items:**

**3.1 Proposed Change to Land Use Regulation**

**a) Mixed Use Zoning:**

Mr. Bartlett opened the discussion with the Commission regarding mixed use zoning with comments from the public and downtown property owners. Mr. Lebioda spoke to the Commission about the importance of Mixed Use. He would like to be able to build buildings with retail on the ground level and apartments on the upper level. It will enable the businesses to appeal to the soldiers in the area with affordable, convenient housing. The thought is that it would increase to the foot traffic in the downtown area, increase property values and offer shopping and dining to those living in the downtown area. Mr. Lebioda also stated that several business owners have already inquired as to the Mixed Use option in the downtown area. Mr. Lebioda plans to have a boutique open and restaurant/pub in one of the buildings he is currently remodeling.

Luge Hardman stated that she has researched some surrounding cities such as Ozark, Republic and Peculiar with Mixed Zoning. Those towns have seen an increase in the flow of pedestrian flow in the downtown areas. Ms. Hardman also stated that the idea of Mixed Zoning also supports our Comprehensive Plan.

Chairman Tim Bartlett added that we won't be changing much to the existing zoning. Mr. Erv Morriss stated that he appreciates the work and investment that Mr. Campbell and Mr. Lebioda are making for the City of Waynesville.

A motion was made for a Public Hearing for the March Planning and Zoning meeting with the intent to approve; by Mr. Erv Morriss and was seconded by Dr. Jerry Brown. **The vote was unanimous.**

**b) "C-1" Neighborhood Commercial District**

Mr. Bruce Harrill stated that the proposal is to expand the definition of C-1 to allow for Residential Mixed Use. This option would expand the existing use for the current owners of property in the area. Mr. Joe Rapone agrees that this is healthy and progressive and asked what venue is in place to oversee the design or architecture of the buildings. As we have a nice theme going on now and would like that to continue. Mr. Bruce Harrill the Comprehensive Plan spoke of introducing architecture plan reviews. We can also ask the current owners what their ideas and plans are to keep the consistency.

Mr. Mitch McDonald will research other towns for direction or DPW on Ft. Leonard Wood to glean some information for the next meeting. Mr. Tim Bartlett mentioned an ordinance from long ago governing the type of construction as having to be masonry. More research will be conducted to find this ordinance.

A motion was made to have a Public Hearing on "C-1" for the March meeting by Mr. Phil Hayes and seconded by Mr. Erv Morriss. **The vote was unanimous.**

**(c) Administrative Subdivision**

Mr. Bruce Harrill stated Administrative Subdivision would provide an avenue for minor changes that a developer may want to make. i.e.: move a lot line or combine lots into one lot. This venue would streamline minor changes and not have to go before the commission. May eliminate some of the red tape involved, many other cities already have this process in place.

Discussion revealed that the terms for Administrative Condominiums should be removed. Mr. Joe Petrich asked how frequently this is needed as of this date about 3-4 times a year. Mayor Cliff Hammock asked about the possibility of someone purchasing 6 acres in an existing subdivision and being permitted to subdivide that land or building a very large home on the site and would not be consistent with the type of homes already in the subdivision. Mr. Harrill stated that currently property owners could do that and we could consider changing the regulations to provide safeguards to surrounding homeowners if desired by the commission. The discussion went on to include the change of the statement of 5 lots being reduced to 3 lots. Further discussions were concern over disputes of property lines. The City of Waynesville does not get involved with such disputes. Therefore administrative changes would be approved until the dispute was resolved. Any changes that would not be considered to be minor would still have to go through the approval process with the Planning and Zoning Commission.

Dr. Jerry Brown made a motion to bring to a Public Hearing for the next meeting in March, with the removal of the condominiums and the reduction from 5 to 3 lots. Mr. Hayes seconded.

**The vote was unanimous.**

There was no further business and the meeting was adjourned. 6:04.

Sincerely,

Joe Rapone  
Secretary