

Planning & Zoning Commission Minutes
August 9, 2022

In Attendance:

Commission: Scott Owens, Trudy Dils, Twyla Cordry, Yvonne Reeves-Chong, Cecil Davis

City Staff: Miriam Jones, Nathan Carmon

Guests: Keith Pritchard, Erika Krueger-Brown, Angie Gable, Cory Gable, Billy Cobb

- 1. Call to Order** – Twyla Cordry called the meeting to order at 5:30 pm. A quorum was present.
- 2. Approval of Minutes** – Twyla Cordry put forth the meeting minutes from June 14, 2022 for approval. Yvonne Reeves-Chong made the motion to approve the minutes. Motion was seconded by Scott Owens. The motion passed unanimously.
- 3. Open Public Hearing- Conditional Use Permit**– The public hearing was opened at 5:30 pm for a conditional use permit request to allow a 100-foot Radio Tower to be placed at the Waynesville R-VI School District Transportation Department located at 1525 F HWY, Waynesville, MO 65583. Twyla Cordry asked if there were any comments from the public. Erika Krueger-Brown, resident at 702 Laurie Street, owns property near area where tower will be placed. She stated she was looking at area and there is a water tower, tower for the ambulance, tower for the fire, would like to know how many more towers are going to go up, can't we consolidate and just have one tower. Nathan Carmon stated this radio tower is a shortwave radio only for school district for busses to communicate. Cecil Davis stated the other towers are regulated by government if there is an ambulance district have to have towers and city cannot regulate those towers. Billy Cobb, representing Waynesville R-VI School District stated school district has one tower over there already. They are remodeling transportation building and putting new tower in. Old tower will be removed. Keith Pritchard, resident at 300 Highland Woods, stated he supports this tower as it is being placed in a P-1 zoned area where towers should be placed.
- 4. Close Public Hearing** – With no further comments from citizens, Twyla Cordry closed Public Hearing at 5:36pm. Twyla Cordry asked for a motion to send request to City Council. Trudy Dils made a motion. Yvonne Reeves-Chong seconded the motion. All in favor. Motion passes.
- 5. Preliminary Plat- Briar Pointe Estates 2-** Nathan Carmon discussed the preliminary plat provided by Angie Gable. This is the back half of what would connect to Jared. Already zoned for residential use, part of the original plan of Briar Pointe. Twyla Cordry asked if fees have been paid. Nathan Carmon stated this is just the preliminary. Trudy Dils questioned why the road wouldn't go all the way through to connect and loop around. Angie Gable stated the builder wants to separate from rest of Briar Pointe, limit as much access as possible. Paige street will still remain open. Trudy Dils and Scott Owens would like for the builder to consider connecting the road and looping it around as there are already issues with going up the hill during the winter and if this looped around could help with the issue. Twyla Cordry would like to entertain a motion to approve the preliminary plat. Cecil Davis made a motion. Scott Owens seconded the motion. The motion passed unanimously.

With no further business, meeting adjourned at 5:54pm. Next meeting scheduled for September 13, 2022 at 5:30pm.