

**MINUTES  
ROLLA PLANNING AND ZONING COMMISSION MEETING  
ROLLA CITY HALL COUNCIL CHAMBERS  
TUESDAY, AUGUST 12, 2025**

**Presiding:** Russell Schmidt, Chairperson

**Commission Members Present:** Nathan Chirban, Kevin Crider, Steve Davis, Monty Jordan, Janece Martin & Don Morris

**Commission Members Absent:** Monte Shields & One Vacancy

- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, July 15, 2025.  
**The minutes are approved unanimously by a voice vote.**

**II. REPORT ON RECENT CITY COUNCIL ACTIONS:**

- 1. ZON25-05:** Rezoning (Map Amendment) of 931 Meriweather Rd from R-3, Multi-family Residential to the P, Public district.

City Planner Tom Coots presents the report.

**III. PUBLIC HEARING:**

- 1. CUP25-02:** Conditional Use Permit to allow an Agricultural Business Use (golf driving range) in the R-1, Suburban Residential district at 1905 Country Ridge Rd.

Chairperson Schmidt opens the public hearing at 5:31.

City Planner Tom Coots presents the staff report.

There was a discussion regarding who owns the entrance road, how much of the road needs to be widened and who will be responsible for the maintenance of the road.

Chairperson Schmidt asks for citizen comments at 6:01.

Tim Davis residing at 1858 Country Ridge Road shared he doesn't have an issue with the driving range, he is mostly concerned with the amount of additional traffic it will create.

Amy Davis residing at 1858 Country Ridge Road shared that her concern is the traffic off Osage drive and the gravel drive is not currently wide enough for two cars to pass by each other.

City Planner Tom Coots passes out a letter from McBride Homes to all Commission members in attendance.

There was a discussion on lighting, hours of operation, road width, maintenance of the road, signage and netting.

The public hearing was closed at 6:20.

A motion was made by Martin and seconded by Jordan to recommend City Council approves the Conditional Use Permit to allow an Agricultural Business Use (golf driving range) in the R-1, Suburban Residential district at 1905 Country Ridge Road with the conditions of the staff report as amended.

- 1. The conditional Use Permit expires three (3) years after the date of approval unless an extension is approved by the Planning and Zoning Commission. The Commission may review the use to determine if any modifications are needed to the site and/or conditions of approval to mitigate any impacts to surrounding**

property owners. In addition, the gravel parking and access will be reviewed at that time.

2. After construction of the facility and prior to commencement of the use, the Community Development Director, or designee, must inspect the site to determine compliance with all requirements of the Conditional Use Permit and applicable city codes.
3. The use is limited to daylight hours and the addition of site lighting is prohibited.
4. Expansion of the facilities to provide additional tee boxes, outdoor lighting, or construction of buildings/structures will require approval of an amended Conditional Use Permit.
5. The gravel access road must be improved/constructed and maintained to comply IFC Appendix D as a fire access road. In lieu of providing a mid-way turnaround, the road must be constructed to be 26 feet in width.

A roll call vote on the motion showed the following. Ayes: Chirban, Crider, Davis, Jordan, Martin and Morris. Nays: None. Absent: Shields. The motion passes.

**IV. NEW BUSINESS: NONE**

**V. OLD BUSINESS: NONE**

**VI. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF: NONE**

**VII. CITIZEN COMMENTS: NONE**

**Meeting adjourned: 6:25 p.m.**

**Minutes prepared by: Cindy Brown**

**NEXT MEETING:**

**Tuesday, September 9, 2025**