

AGENDA

**The City of Rolla
Planning & Zoning Commission
City Council Chambers, 1st Floor
901 North Elm Street
Tuesday, January 13, 2026 at 5:30 PM**

Commission Members:

**Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan,
City Council Representative Nathan Chirban,
Kevin Crider, Janece Martin, Monte Shields, Steve Davis, Don Morris, Lister Florence**

- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, December 9, 2025
- II. ELECTIONS:** Annual elections for Chairman and Secretary/Vice-Chairman
- III. REPORT ON RECENT CITY COUNCIL ACTIONS:** NONE
- IV. PUBLIC HEARING:**
 - 1. **ZON25-07:** Rezoning property located on the 800 Block of Lanning Lane from the R-1, Suburban Residential district to the C-1, Neighborhood Commercial district
 - 2. **TXT25-05:** Text Amendment to Chapter 42 (Planning and Zoning) of the City of Rolla Ordinances pertaining to term limits for members of the Board of Adjustment
- V. NEW BUSINESS:** NONE
- VI. OLD BUSINESS:** NONE
- VII. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:**
 - 1. **Rolla 2050 Comprehensive Plan Draft Review:** Presentation by H3 Studio
 - 2. **Rolla 2050 Comprehensive Plan Public Open House:** Eugene Northern Hall, 4:30-7:00, January 21, 2026
- VIII. CITIZEN COMMENTS:**

NEXT MEETING DATE:

Tuesday, February 10, 2026

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
MONDAY, DECEMBER 9, 2025

Presiding: Russell Schmidt, Chairperson

Commission Members Present: Nathan Chirban, Lister Florence, Monty Jordan, Janece Martin, Don Morris (left at 5:50 pm) and Monte Shields

Commission Members Absent: Kevin Crider and Steve Davis

- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, November 10, 2025. **The minutes are approved unanimously by a voice vote.**
- II. REPORT ON RECENT CITY COUNCIL ACTIONS:** NONE
- III. PUBLIC HEARING:**
- 1. TXT25-02:** Re-adoption and revisions to Chapter 42 (Planning and Zoning) of the City of Rolla Ordinances for conformance with state statutes and to update various planning and zoning regulations.
- Chairperson Schmidt opens the public hearing at 5:32.
City Planner Tom Coots presents the staff report.
There was a discussing regarding Parks fees, Community Development Director approving applications after the deadline, grammatical errors and storage containers.
Chairperson Schmidt asks for citizen comments at 5:59.
The public hearing was closed at 6:00 with no citizen comments.
A motion was made by Shields and seconded by Florence to recommend City Council approves the re-adoption and revisions to Chapter 42 (Planning and Zoning) of the City of Rolla Ordinances for conformance with state statutes and to update various planning and zoning regulations. A roll call vote on the motion showed the following. Ayes: Chirban, Florence, Jordan, Martin and Shields. Nays: None. Absent: Crider, Davis and Morris. 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: 6:02 p.m.
Minutes prepared by: Cindy Brown

NEXT MEETING:

Tuesday, January 13, 2026



Report to:

**Planning and Zoning
Commission**

Case No.: ZON25-07

Meeting Date: January 13, 2026

Subject: Map Amendment to rezone property located on the 800 Block of Lanning Lane from the R-1, Suburban Residential district to the C-1, Neighborhood Commercial district

Background: The applicant seeks to rezone the subject property to allow for development of the property for a dance studio.

Application and Notice:

Applicant - Brenda and Christopher Weiler c/o Kelsey Saviano
Owner - Erik and Brian Siek
Public Notice - Letters mailed to property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted on the property; [The City of Rolla](#)

City Council Date - January 20, 2026

Property Details:

Current zoning - R-1, Suburban Residential; to be rezoned to C-1, Neighborhood Commercial
Current use - Vacant/undeveloped
Proposed use - Commercial
Land area - 6.98 acres

Public Facilities/Improvements:

Streets - The subject property has access to Lanning Lane, a Collector Street.
Sidewalks - A sidewalk is located across the street on Lanning Lane. A sidewalk along the property frontage may be required with development, but could be waived.
Utilities - The subject property should have access to all needed utilities, however, access to sewer will be via a private lateral pumped to the city sewer.

Comprehensive Plan: The Comprehensive Plan designates the east portion of the property as being appropriate for Medium Density Residential uses, and the west portion for Low Density Residential uses. The higher density residential is intended to act as a buffer to the commercial areas to the east.

Discussion: The subject property is located adjacent to commercial properties along Hwy 63. The proposed C-1, Neighborhood Commercial zoning is intended to serve as a buffer between higher intensity commercial uses and residential uses, similarly to the multi-family uses suggested by the Comprehensive Plan.

The applicant only intends to develop the portion of the property adjacent to Lanning Lane. The Commission may choose to recommend rezoning of only a portion of the property, rather than the entire lot. Rezoning either the south 318 feet of the lot along Lanning Lane or the east 270 feet of the lot may be more appropriate.

Review and Approval Criteria:

A rezoning application must be reviewed to ensure that the following criteria are considered:

1. Whether the proposed zoning district classification is consistent with the intent of the Rolla Comprehensive Plan;
2. Whether there are any changed or changing conditions in the neighborhood affected that make the proposed rezoning necessary or desirable from an overall community development perspective;
3. Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate vicinity;
4. Whether a reasonably viable economic use of the subject property will be precluded if the proposed rezoning is denied creating an economic hardship; and
5. Relevant information submitted at the public hearing.

Findings:

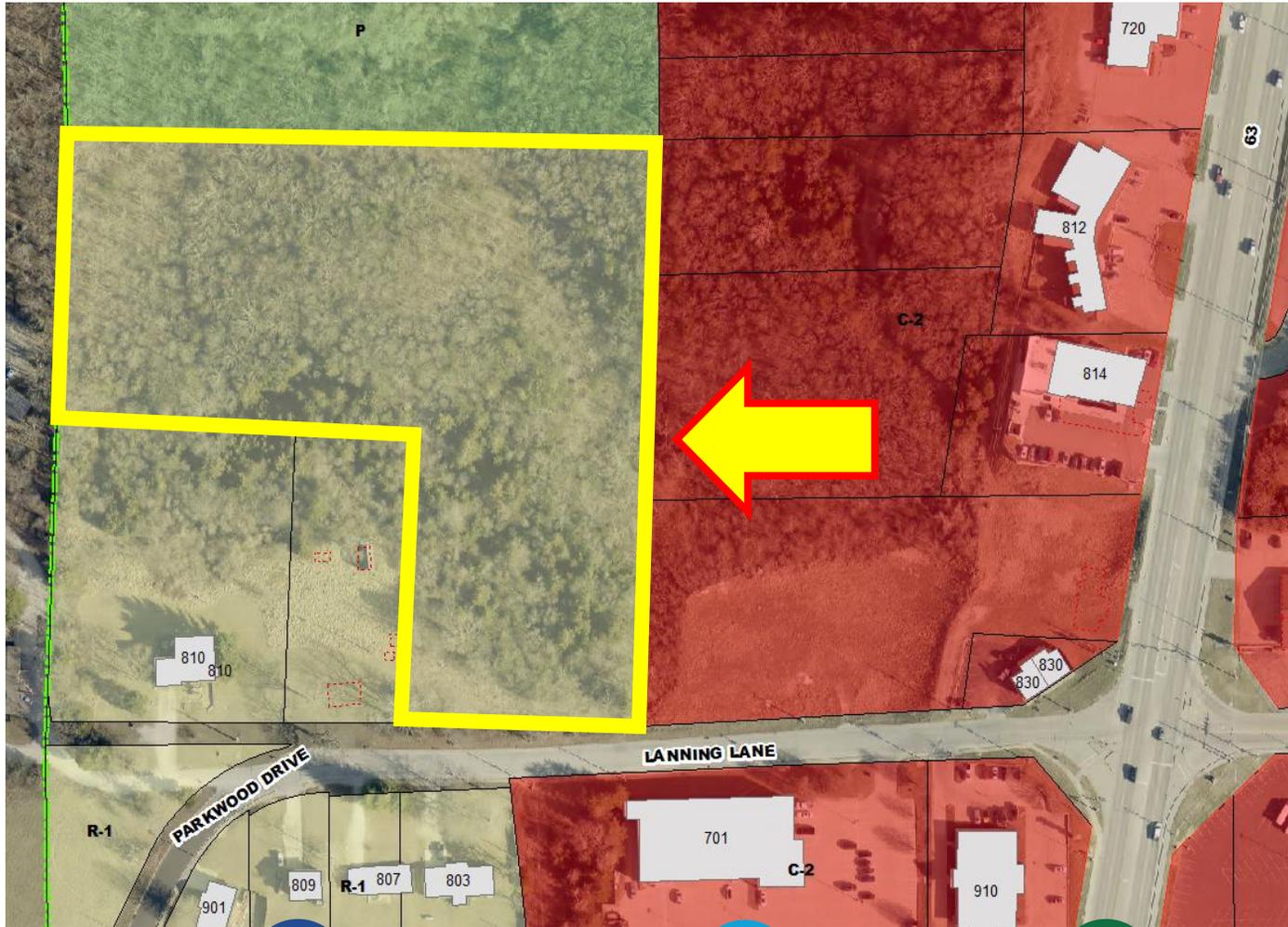
1. The Comprehensive Plan does designate the subject property as being appropriate for Medium-density uses on the east portion of the lot; and Low-density Residential uses for the remainder.
2. The subject property is located adjacent to property with commercial zoning.
3. The subject property has frontage on Lanning Lane, a collector street.

Potential Motions:

1. Find the request meets the criteria for approval and recommend the City Council approve the request for a map amendment (rezoning) of the subject property.
2. Find the request meets the criteria for approval and recommend the City Council approve the request for a map amendment (rezoning) of a portion of the subject property. Rezoning either the south 318 feet of the lot along Lanning Lane or the east 270 feet of the lot is suggested.
3. Find that the proposed map amendment (rezoning) is not an appropriate use for the property and recommend that the City Council deny the request.
4. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Tom Coots, City Planner

Attachments: Public Notice Letter; Site Plan



Project Information:

Case No: ZON25-07
 Location: 800 Block of Lanning Lane
 Applicant: Kelsey Saviano
 Request:
 Rezoning from R-1, Suburban Residential to
 C-1, Neighborhood Commercial



Public Hearings:

Planning and Zoning
 Commission
January 13, 2026
5:30 PM
 City Hall: 1st Floor

 City Council
January 20, 2026
6:30 PM
 City Hall: 1st Floor



For More Information Contact:

Tom Coots, City Planner
 tcoots@rollacity.org

 (573) 426-6974
 901 North Elm Street
 City Hall: 2nd Floor
 8:00 – 5:00 P.M.
 Monday - Friday



Who and What is the Planning and Zoning Commission?

The Planning and Zoning Commission is an appointed group of citizens from Rolla who are charged with hearing and deciding land use applications, such as zoning and subdivisions. The Commission takes testimony and makes a recommendation to the City Council.

What is a Rezoning (Map Amendment)?

A Rezoning is a request to change the zoning of a property from one zoning district to another. Usually a rezoning would allow for a property to be used differently than in the past, or may allow for development or redevelopment.

What is Zoning?

The City of Rolla has adopted zoning regulations that divide the city into separate areas that allow for specified uses of property. For example, generally only residential uses are allowed in residential zones; commercial uses in commercial zones; etc..

How Will This Impact My Property?

Each case is different. Adjacent properties are more likely to be impacted. Please contact the Community Development Office at (573) 426-6974 if you have any questions.

What If I Have Concerns About the Proposal?

If you have any concerns or comments, please try to attend the meeting. You may learn details about the project at the meeting. You will be given an opportunity to ask questions or make comments.

You do have the right to gather signatures for a petition. If a petition is received by 30% of the land owners (by land area) within 185 feet of the subject property, such request would require approval of 2/3 of the City Councilors. Please contact the Community Development Office for a property owner list.

What If I Cannot Attend the Meeting?

Please try to attend the meeting if you have any questions or concerns. However, if you are unable to attend the meeting, you may provide written comments by letter or email. These comments will be presented to the Board.

What If I Have More Questions?

Please contact the Community Development Office if you have any additional questions.

LEGAL DESCRIPTION

Songbird Subdivision, Lot 3,
City of Rolla, Phelps County,
Missouri





573-326-4495 | stonecrestdancecenter@yahoo.com

To the City of Rolla (Community Development):

The request to rezone the Lanning Ln property from R-1 to C-1 would allow for a neighborhood friendly business to be built on the property in the near future. Given Rolla's recent continued growth, an additional commercial property would benefit the city for the long-term and keep locally owned business inside the city limits. The intent for this property is a new constructed building to provide for the anticipated growth and expansion of StoneCrest Dance Center, which has operated and provided service in our community for 12 years. StoneCrest offers dance classes for children and adults of all ages, all abilities, and has expanded their community outreach programs in recent years by donating performance time, goods and services. We are proud to serve our community and look forward to being a positive, healthy outlet for families for decades to come.

Sincerely,

Kelsey Saviano

Owner

StoneCrest Dance



Report to:

**Planning and Zoning
Commission**

Case No.: TXT25-05

Meeting Date: January 13, 2026

Subject: Text Amendment to Chapter 42 (Planning and Zoning) of the City of Rolla Ordinances pertaining to term limits for members of the Board of Adjustment

Background: Staff presented several proposed revisions to Chapter 42 at the December 2025 Planning and Zoning Commission meeting. Those revisions are planned to be presented to City Council in the coming months. Since that presentation, an additional item was identified for revision. The item is presented at this time and, if recommended for approval by the Commission, will be included with the other revisions when they are presented to City Council.

Application and Notice:

Applicant - City of Rolla
Public Notice - Legal ad in the Phelps County Focus; [The City of Rolla](#)
City Council Date - To be determined

Discussion: The proposed revision is to remove reference to term limits for the Board of Adjustment. Term limits are not required by the state statutes. The removal is proposed to increase flexibility for appointments to the Board of Adjustment. In recent years, the city has had issues with maintaining full membership of the BOA. Although no current members are nearing the term limit, removing the term limit may help to maintain full membership in the future.

Findings:

1. The proposed text amendment is needed to help ensure full membership of the Board of Adjustment can be maintained.
2. Term limits are not required in the state statutes.

Potential Motions:

1. Find the text amendment is needed and recommend the City Council approve the text amendment as presented or with modifications.
2. Find that the proposed text amendment is not needed and recommend that the City Council take no action.
3. Find that additional information and discussion is needed prior to making a recommendation and table the request to a certain date.

Prepared by: Tom Coots, City Planner

Attachments: Proposed Text Amendment

Section 42-122. Board of Adjustment - Terms.

1. The members of the Board of Adjustment shall be appointed for staggered terms of five (5) years each. ~~No member shall serve more than two (2) consecutive terms.~~
2. The terms begin on January 1 each calendar year. ~~Appointment to a partial term to fill a vacancy does not count as a term for the term limit.~~ A member may continue to serve after the end of their term while awaiting re-appointment or appointment of another member unless discharged of duty.
3. All members shall be removable for cause by the City Council upon written charges and after public hearings.



Report to:

**Planning and Zoning
Commission**

Rolla 2050 Comprehensive Plan

Meeting Date: January 13, 2026

Subject: Rolla 2050 Comprehensive Plan Draft Review

Background: The previous comprehensive plan was completed in 1996, with an update performed in 2005. A comprehensive plan should serve as a guiding vision for the city over the next ten to twenty years. The plan is intended to be a solid foundation for current planning and to serve as the primary policy guide for transportation, sustainability, community infrastructure, and zoning, subdivision and development decision-making within Rolla. The Comprehensive Plan will also serve as a necessary first step and guideline for land use planning and capital improvement planning.

H3 Studio was selected by the Rolla City Council to prepare an updated comprehensive plan in March 2024. H3 Studios began the planning process in 2024 and through 2025. At this time, a draft of the comprehensive plan is ready for review. The plan will be revised based on input received. The final draft of the plan will be presented to the Planning and Zoning Commission in February.

A public open house for public review and input is scheduled for January 21, 2026 at Eugene Northern Community Hall.

Prepared by: Tom Coots, City Planner

Attachments: [DRAFT Rolla 2050 Comprehensive Plan](#)