

AGENDA

**The City of Rolla
Planning & Zoning Commission
City Council Chambers, 1st Floor
901 North Elm Street
Tuesday, March 10, 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, January 13, 2026
- II. REPORT ON RECENT CITY COUNCIL ACTIONS:**
- 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
- III. PUBLIC HEARING:**
- 1. Resolution** to adopt the Rolla 2050 Comprehensive Plan
- IV. NEW BUSINESS:** NONE
- V. OLD BUSINESS:** NONE
- VI. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:**
- 1. Presentation** on 2025 activity and planned 2026 Community Development Department goals
- VII. CITIZEN COMMENTS:**

NEXT MEETING DATE:

Tuesday, April 14, 2026

MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, JANUARY 13, 2026

Presiding: Russell Schmidt, Chairperson

Commission Members Present: Nathan Chirban, Steve Davis, Lister Florence, Monty Jordan, Janece Martin, and Monte Shields

Commission Members Absent: Kevin Crider and Don Morris

I. APPROVE MINUTES: Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, December 9, 2025. **The minutes are approved unanimously by a voice vote.**

II. ELECTIONS: Annual elections for Chairman and Secretary/Vice-Chairman

1. Election of Chairman.

A motion was made by Shields and seconded by Martin to nominate Russell Schmidt. Motion passed unanimously.

2. Election of Secretary/Vice Chairman.

A motion was made by Florence and seconded by Martin to nominate Monty Jordan. Motion passed unanimously.

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.

Chairperson Schmidt opens the public hearing at 5:32.

City Planner Tom Coats presents the staff report.

There was a discussion regarding the former land fill and rezoning only portions of the property.

Chairperson Schmidt asks for citizen comments at 5:41.

Kelce Saviano owner of the proposed dance studio shared that she would be okay with only the eastern portion of the property being rezoned to C-1.

The public hearing was closed at 5:43.

A motion was made by Chirban and seconded by Davis to recommend City Council approves the rezoning of the eastern portion of the property to C-1 and that the western portion of the property will remain R-1 residential zoning. A roll call vote on the motion showed the following. Ayes: Chirban, Davis, Florence, Jordan, Martin and Shields. Nays: None. Absent: Crider, and Morris. The motion passes.

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.

Chairperson Schmidt opens the public hearing at 5:46.

City Planner Tom Coots presents the staff report.

There was a discussion on any other board positions having term limits.

Chairperson Schmidt asks for citizen comments.

The public hearing was closed at 5:50 with no citizen comments.

A motion was made by Jordan and seconded by Martin to recommend the City Council approve the text amendment as written. A roll call vote on the motion showed the following. Ayes: Chirban, Davis, Florence, Jordan, Martin and Shields. Nays: None. Absent: Crider and Morris. The motion passes.

IV. NEW BUSINESS: NONE

V. OLD BUSINESS: NONE

VI. 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

VII. CITIZEN COMMENTS: NONE

Meeting adjourned: 7:00 p.m.

Minutes prepared by: Cindy Brown

NEXT MEETING: Tuesday, February 10, 2026



Report to:

**Planning and Zoning
Commission**

Rolla 2050 Comprehensive Plan

Meeting Date: March 10, 2026

Subject: Rolla 2050 Comprehensive Plan

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. Community engagement included forming a steering committee made up of a range of community members, business owner roundtable, meetings with downtown stakeholders, resident and business owner surveys, public workshops, a public open house, and the public meetings.

A draft of the plan was presented to the Commission and City Council in January. The city also held a public open house in January. The plan has been revised based on input received.

At this time, the final draft of the Rolla 2050 Comprehensive Plan is presented to the Planning and Zoning Commission for adoption. A resolution of support will be sought from the City Council after the Commission has adopted the plan.

Prepared by: Tom Coots, City Planner

Attachments: [Final Draft Rolla 2050 Comprehensive Plan](#); Resolution

RESOLUTION

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROLLA, MISSOURI ADOPTING THE ROLLA 2050 COMPREHENSIVE PLAN

WHEREAS, RSMo Chapter 89.300 – 89.490 grants third class cities the power to prepare, adopt, and amend a comprehensive plan, including a plan for sub-areas of a city; and

WHEREAS, Section 42.110 (Planning and Zoning Commission) of the Rolla City Codes authorizes the Planning and Zoning Commission to make and adopt a comprehensive plan; and

WHEREAS, input from residents, property owners; and interested citizens has been received through surveys, creating a steering committee consisting of citizens and stakeholders, downtown stakeholders meetings, business owner meetings, public meetings, a public open house; and

WHEREAS, information for the preparation of the plan has been gathered from a variety of sources and the plan has been coordinated with various city departments for review and input; and

WHEREAS, the plan document provides pertinent background information, covers a variety of subjects including land use and infrastructure/public facility needs, states goals, and includes an action plan to accomplish the stated goals; and

WHEREAS, a draft of the plan has been available on the city website for public review and comment; public notice has been provided in the Phelps County Focus; and

WHEREAS, the Planning and Zoning Commission held a public hearing as required by Section 42.117 on March 10, 2026; and

NOW, THEREFORE, BE IT RESOLVED, that the Planning and Zoning Commission of the City of Rolla, Missouri hereby adopts the Rolla 2050 Comprehensive Plan.

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROLLA, MISSOURI THIS 10TH DAY OF MARCH, 2026.

Russell Schmidt, Chairman

Monty Jordan, Secretary/Vice-Chairman