



PLANNING AND ZONING

Minutes

Tuesday, May 12, 2026 at 5:30 pm

Please Note: The Planning and Zoning Commission Meeting will be conducted at [Rolla City Hall, 901 North Elm Street, Rolla, MO 65401](#) in the Council Chambers. Citizens are encouraged to watch the proceedings live on the City of Rolla, Missouri YouTube page at https://www.youtube.com/@City_of_Rolla/streams

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, and 1 vacancy

1. CALL TO ORDER:

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- **Presiding:** Russell Schmidt
- **Commission Members in Attendance:** Nathan Chirban, Janece Martin, Monty Jordan, Kevin Crider and Don Morris
- **Commission Members Absent:** Monte Shields and Steve Davis
- **Department Directors and Other City Officials in Attendance:** City Planner Tom Coots and City Clerk Lorri Powell

Chairperson Schmidt called the meeting to order at approximately 5:30 pm.

2. APPROVE MINUTES:

a. Consider approval of minutes from April 14, 2026

Minutes:

Minutes were unanimously approved by voice vote.

3. REPORT ON RECENT CITY COUNCIL ACTIONS:

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City Planner, Tom Coots shared that on the last agenda there were three items, two of them were the final plats for Audubon Ridge and Rose Senior Villas. P&Z recommended an approval with a condition of a 50ft maintenance buffer. City Council approve those items and conditions, but the landscaping was amended a bit to apply only to the area being rezoned.

4. PUBLIC HEARING:

- #### a. TXT26-004: Text Amendment to Chapter 42, Planning and Zoning of the City of Rolla Ordinances Section 42.140, Processes; and Section 42.310, Parking pertaining to permitting and construction standards for parking lots

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At 5:31pm, Chairman Schmidt officially opened the public hearing. City Planner Tom Coots gave a summarized the purpose of the text amendment, explaining that this would require a building permit for any new parking lots, expansions, or complete reconstructions of parking lots. This would also establish minimum construction standards for parking lots. With there being no questions from citizens and nothing further from committee members, Chairman Schmidt closed the public hearing at 5:41pm.

A motion was made by Jordan and seconded by Martin to recommend City Council approves to accept the text amendment as presented.

A roll call vote on the motion showed the following. **Ayes:** Chirban, Crider, Jordan, Martin, and Morris **Nays:** None

5. NEW BUSINESS:

- a. FP26-008: Final Plat of Blues Lake No. 13, a replat to vacate certain easements and dedicate replacement easements in the C-2, General Commercial district with a PUD, Planned Unit Development overlay at 1630 Bridge School Rd**

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City Planner Tom Coots shared a summary the request. This is an RV Park on Blues Lake Drive. In the process of installing utilities, they found more rock than anticipated and so utility easements have had to be adjusted to save on installation costs. This will vacate the original easements and replace with new easements.

A motion was made by Martin and seconded by Jordan that this request meets criteria and recommends City Council approval.

A roll call vote on the motion showed the following. **Ayes:** Chirban, Crider, Martin, Morris, and Jordan **Nays:** None

6. OLD BUSINESS: None

7. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF: None

8. CITIZEN COMMENTS: None

9. NEXT MEETING DATE: June 9th, 2026

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With no further business, the meeting was adjourned at 5:46 pm.