



# PLANNING AND ZONING

## Minutes

Tuesday, July 14, 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](https://www.youtube.com/@City_of_Rolla/streams)

**Commission Members:** Chairman Russell Schmidt, Secretary/Vice-Chairman Monty Jordan, City Council Representative Nathan Chirban, Steve Davis, Elissa Jennison, Janece Martin, Drew McCluskey, Don Morris and Monte Shields

### 1. CALL TO ORDER:

#### Minutes:

- **Presiding:** Russell Schmidt
- **Commission Members in Attendance:** Nathan Chirban, Elissa Jennison, Monty Jordan, Drew McCluskey and Don Morris
- **Commission Members Absent:** Steve Davis, Janece Martin and Monte Shields
- **Department Directors and Other City Officials in Attendance:** Community Development Director Dawn Bell, City Planner Tom Coots and Community Development Specialist Cindy Brown.

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

### 2. WELCOME INTRODUCTIONS

- a. Welcome new members Elissa Jennison and Drew McCluskey

### 3. APPROVE MINUTES:

- a. Consider approval of minutes from May 12, 2026

#### Minutes:

A motion was made by Jordan and seconded by Morris to approve the minutes as written. The minutes are approved unanimously by voice vote.

### 4. REPORT ON RECENT CITY COUNCIL ACTIONS:

#### Minutes:

City Planner Tom Coots presents the staff report.

### 5. PUBLIC HEARING:

- a. **ZON26-012: Map Amendment to rezone a portion of property addressed as 1349 E Hwy 72 from the C-2, General Commercial district to the R-3, Multi-family Residential district.**

**Minutes:**

Chairperson Schmidt opens the public hearing at 5:33 pm. City Planner Tom Coots presents the staff report. Chris Wolf with Wunderlich Surveying and Engineering presents the plans for the development. Chairperson Schmidt asks for citizen comments Tyler Allison residing at 39 Johnson Drive shared that they have concerns with the additional traffic this project would create and does not feel that 3 story apartments are appropriate in this area. Mary Cunningham residing at 31 Johnson Drive shared that she is concerned with traffic, who will maintain the apartments, will property taxes increase, does not want to give up the green space for apartments and who is Lizar Botogi Investments? Linda Cunningham residing at 31 Johnson Drive shared she has concerns with safety, traffic and property maintenance. Ed Schmelz of ELS Rolla, LLC shared that Lizar Botogi is the current owner of the property being purchased for this project. This is not low income housing, they will self manage the property and there will be multiple traffic studies done. Chairperson Schmidt closed the public hearing at 6:08 pm. A motion was made by Jordan and seconded by Morris to recommend that City Council approve the Map Amendment to rezone a portion of property addressed as 1349 E Hwy 72 from the C-2, General Commercial district to the R-3, Multi-family Residential district. A roll call vote on the motion showed the following. **Ayes:** Chirban, Jennison, Jordan, McCluskey and Morris. **Nays** None. **Absent:** Davis, Martin and Shields. The motion passes.

**Vote results:**

Ayes: 5 / Nays: 0 / Abstains: 0

**b. ZON26-020: Map Amendment to rezone certain properties adjacent to the downtown area from their current zoning designation to the C-C, Center-City district**

**Minutes:**

Chairperson Schmidt opens the public hearing at 6:10 pm. City Planner Tom Coots presents the staff report. Chairperson Schmidt asks for citizen comments. Joann Stiritz, PO Box 242 shared she feels this is an ongoing effort by the city to accommodate an unpermitted shelter operation associated with the Mission. Bonnie Higgins owner of commercial property located at 200 E 7th Street wants to know if they take her business, how much will they pay her for the property. Dale Wands residing at 606 Penny Lane shared his concern is the homeless shelter is not allowed in the C-1 district that it is in but if the City changes the zoning to CC the shelter would be allowed. He would like to have the Mission excluded from the new zoning. Chairman Schmidt gave his opinion on the rezoning to the CC district. A discussion was had regarding churches being included in this rezoning to CC, Center-City district. Chairman Schmidt closes the public hearing at 6:51 pm. A motion was made by Morris and seconded by Chirban to table the request until the next meeting on August 11, 2026 A roll call vote on the motion showed the following. **Ayes:** Chirban, Jennison, Jordan, McCluskey and Morris. **Nays:** None. **Absent:** Davis, Martin and Shields. The motion passes.

**Vote results:**

Ayes: 5 / Nays: 0 / Abstains: 0

**c. FP26-024: Final Plat of Cantex-Rolla Addition, a replat to combine lots and vacate a portion of the rights-of-way of Industrial Park Drive and dedicate replacement easements in the M, Manufacturing district at 2021 Industrial Park Drive**

**Minutes:**

Chairperson Schmidt opens the public hearing at 6:53 pm. City Planner Tom Coots presents the staff report. Chairperson Schmidt asks for citizen comments. David Osborne residing at 10811 Kilpatrick Circle shared there are additional easements that need to be worked out and Cantex would like to move forward as quickly as possible. The public hearing is closed at 7:03 pm. A motion was made by Jordan and seconded by McCluskey to recommend that City Council approves the Final Plat and vacation of Industrial Park Drive, with the condition that the plat be revised to include all needed easements and information prior to final review by the City Council. A roll call vote on the motion showed the following. Ayes: Chirban, Jennison, Jordan, McCluskey and Morris. Nays None. Absent: Davis, Martin and Shields. The motion passes.

**Vote results:**

Ayes: 5 / Nays: 0 / Abstains: 0

**d. TXT26-021: Text Amendments to Chapter 42 (Planning and Zoning) of the City of Rolla Ordinances, Sections 42.223, C-C, Center-City Commercial District; and Article III, General Provisions, Division 2, Parking; and Division 5, Special Uses, Section 42.454 Medical Marijuana Uses; and Section 42.710, Zoning Use Table**

**Minutes:**

Chairperson Schmidt opens the public hearing at 7:05 pm. City Planner Tom Coots presents the staff report. There was a discussion regarding marijuana uses and sexually-oriented businesses. Chairperson Schmidt asks for citizen comments. The public hearing was closed at 7:20 pm with no citizens comments. A motion was made by Jordan and seconded by Jennison to recommend that City Council approves Text Amendments to Chapter 42 (Planning and Zoning) of the City of Rolla Ordinances, Sections 42.223, C-CC, Center-City Commercial District; and Article III, General Provisions, Division 2, Parking; and Division 5, Special Uses, Section 42.454 Medical Marijuana Uses; and Section 42.710, Zoning Use Table as written. A roll call vote on the motion showed the following. Ayes: Chirban, Jennison, Jordan, McCluskey and Morris. Nay: None. Absent: Davis, Martin and Shields. The motion passes.

**Vote results:**

Ayes: 5 / Nays: 0 / Abstains: 0

**6. NEW BUSINESS:**

**7. OLD BUSINESS:**

**8. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE, OR STAFF:**

Community Development Director Dawn Bell

**Minutes:**

Community Development Director Dawn Bell. 1. Thanked Mayor Lister Florence and Kevin Crider for serving on this board. She also welcomed new members Elissa Jennison and Drew McCluskey for stepping up to serve. 2. Advised that we will be having a refresher training with the City Attorney and any council members who would like to come regarding questions that may and may not be asked at meetings. 3. Monday the City Council will be considering a moratorium on data centers and other high intensity energy users. 4. Reminder on outside communications, outside of public hearing. The board should not be having outside communications other than at the public hearing.

**9. CITIZEN COMMENTS:****10. NEXT MEETING DATE:****Minutes:**

With no further business , the meeting was adjourned at 7:24 pm