



PLANNING AND ZONING - AMENDED

Minutes

Tuesday, August 11, 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, 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, Janece Martin, Drew McCluskey and Don Morris
- **Commission Members Absent:** Steve Davis 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. APPROVE MINUTES:

Minutes:

A motion was made by Jordan and seconded by Martin to approve the minutes as written. The minutes were approved unanimously by voice vote. A motion was made by Chirban and seconded by McCluskey to move Agenda Item #7 Other Business ahead of Agenda Item #6 Old Business. The motion was approved unanimously by voice vote.

3. REPORT ON RECENT CITY COUNCIL ACTIONS:

Minutes:

City Planner Tom Coots presents the staff report.

4. PUBLIC HEARING:

5. NEW BUSINESS:

6. OLD BUSINESS:

Minutes:

Chairperson Schmidt opens the public hearing at 6:36 pm. City Planner Tom Coots

presents the staff report. A discussion was had regarding parking, mixed-use buildings, how many conforming and non-conforming buildings there would be, setbacks, a parking study, and churches in the proposed area to be re-zoned. Chairperson Schmidt closes the public hearing at 7:20 pm. A motion was made by Chirban and seconded by Jordan to recommend that City Council approves the Map Amendment to rezone certain properties adjacent to the downtown area from their current zoning designation to the C-C, Center-City district. A roll call vote on the motion showed the following.

Ayes: Chirban, Jennison and Jordan. **Nays:** Martin, McCluskey, Morris and Schmidt.

Absent: Davis and Shields. The motion failed.

Vote results:

Ayes: 3 / Nays: 4 / Abstains: 0

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

Minutes:

Nathan Nicholas with Lauber Law presented the Planning and Zoning Training

8. CITIZEN COMMENTS:

9. NEXT MEETING DATE:

Minutes:

With no further business, the meeting was adjourned at 7:23 pm.