



PLANNING AND ZONING - AMENDED

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, Kevin Crider, Janece Martin, Monte Shields, Steve Davis, Don Morris, and Lister Florence

1. CALL TO ORDER:

2. APPROVE MINUTES:

Consider approval of minutes from July 14, 2026

3. REPORT ON RECENT CITY COUNCIL ACTIONS:

4. PUBLIC HEARING:

NONE

5. NEW BUSINESS:

NONE

6. OLD BUSINESS:

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

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

Planning and Zoning Training

8. CITIZEN COMMENTS:

9. NEXT MEETING DATE:

September 15, 2026

Contact: Community Development Department (cbrown@rollacity.gov 573-364-5333) | Agenda published on 08/07/2026 at 1:54 PM



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

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

Contact: Community Development Department (cbrown@rollacity.gov 573-364-5333) | Minutes published on 08/03/2026 at 10:40 AM



Report to:

**Planning and Zoning
Commission**

Case No.: ZON26-020

Meeting Date: August 11, 2026

Subject: Map Amendment to rezone certain properties adjacent to the downtown area from their current zoning designation to the C-C, Center-City district

Application and Notice:

Applicant - City of Rolla
Owner - Various property owners
Public Notice - Letters mailed to each property owner and property owners within 300 feet; Legal ad in the Phelps County Focus; signage posted in central locations; [The City of Rolla](#)
City Council Date - August 17, 2026 (postponed from July 20, 2026)

Background: The Rolla 2050 Comprehensive Plan designates the subject areas for Downtown Core and Downtown Mixed-use Neighborhood uses. As a part of the plans goal to revitalize the downtown, the subject areas are proposed to be rezoned to the C-C, Center City zoning district to allow for uses and development which would be complimentary to the uses and development expected in a downtown.

Most of the subject properties are currently zoned C-1, Neighborhood Commercial or C-2, General Commercial (one is zoned R-3, Multi-family Residential). The C-2 district in particular allows for land uses such as car dealerships, sexually-oriented businesses, etc., which may not be desirable in a downtown setting. The C-1 and C-2 districts also require setbacks, lot coverage maximums, and parking that would prevent urban-scale development that would be desirable in a downtown setting.

The proposed rezoning of the subject areas to the C-C, Center City district will allow for more appropriate development and land uses, which are intended to help with the overall revitalization and development efforts of the entire downtown.

The Planning and Zoning Commission conducted the public hearing at the July 14, 2026 meeting. The Commission voted to continue the deliberations to the August 17, 2026 meeting.

Property Details:

Current zoning - C-1, Neighborhood Commercial; C-2, General Commercial; and R-3, Multi-family Residential – proposed to be rezoned to C-C, Center City
Current use - Various commercial and multi-family uses
Land area - Total area proposed to be rezoned is about 14.4 acres (impacting all or a portion of 15 city blocks)

Comprehensive Plan: The Rolla 2050 Comprehensive Plan designates the subject area as being appropriate for Downtown Core and Downtown Mixed-use Neighborhood uses. The Downtown Core is described as including medium and high-density mixed-use commercial, dining, retail, office, and upper-story multi-family residential uses in a walkable environment. The Downtown Mixed-use Neighborhood is described as commercial and service businesses and mixed-use buildings surrounding the downtown core.

Discussion: The City of Rolla intends to follow through with the recommendations in the recently adopted Comprehensive Plan to enhance and revitalize the downtown core. The plan recommends future action items including creating a Community Improvement District, participating in Missouri Main Street Connection, adopting design guidelines, etc. The proposed rezoning is intended to allow for additional appropriate development without need for future variances or rezoning.

The proposed rezoning impacts a large area – about 14.4 acres. The existing land uses were studied to ensure compatibility with the proposed zoning. Out of the 44 properties, 24 were found to be legal-non-conforming for setbacks or use with their current zoning designation. The proposed C-C zoning would reduce the non-conforming properties to 7. Two properties would become legal-nonconforming for their use. Those uses may continue to operate, but would be restricted from expanding.

The Community Development Department does recommend that the Planning and Zoning vote to recommend approval of the requested zoning.

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.

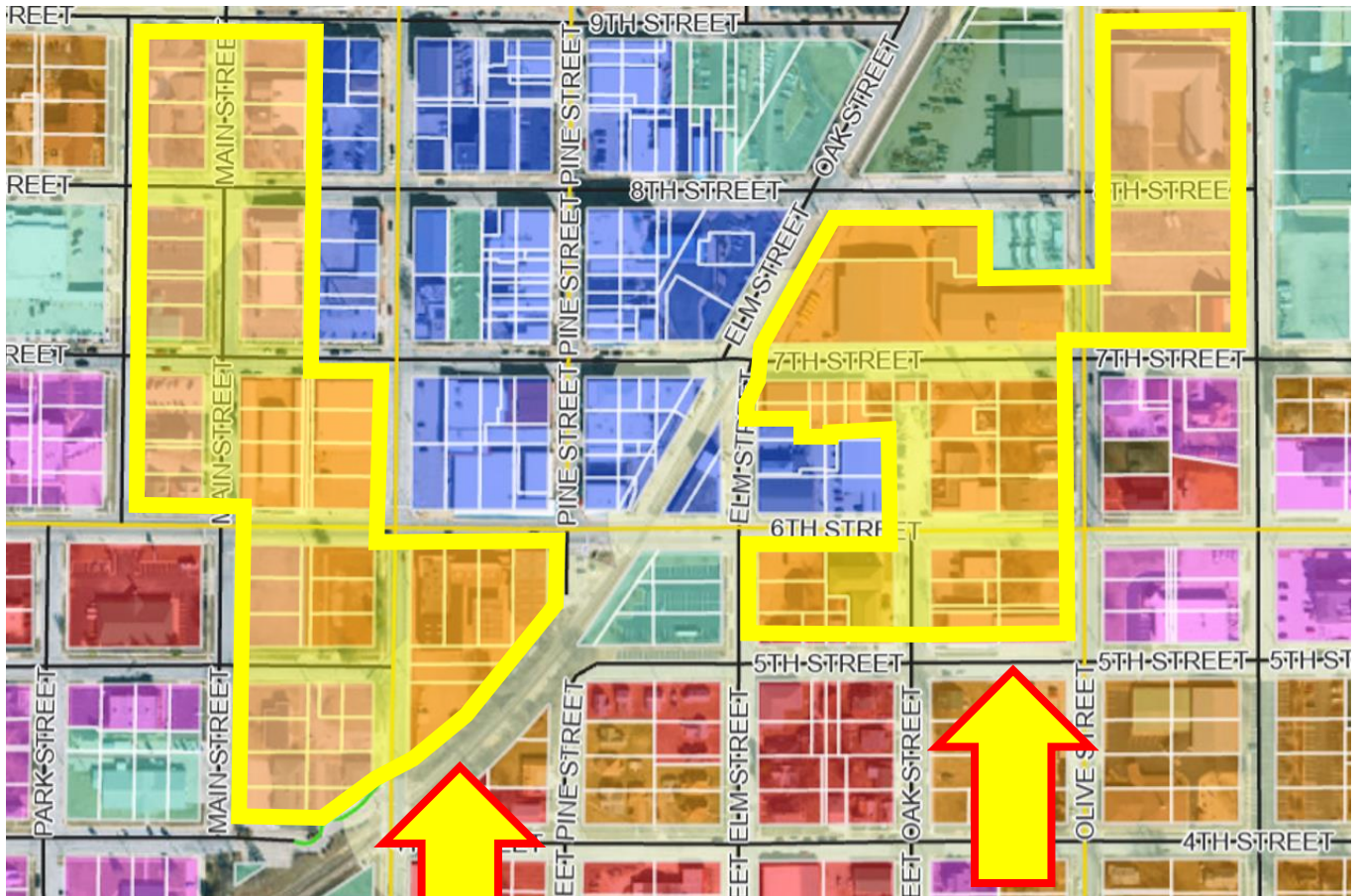
Findings:

1. The Comprehensive Plan does designate the subject property as being appropriate for Downtown Core and Downtown Mixed-use Neighborhood uses.
2. The subject properties are currently used for a variety of commercial and multi-family residential uses.
3. The proposed rezoning would decrease the number of legal non-conforming properties.
4. Any legal non-conforming uses which may be created by the proposed rezoning may continue to operate.

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 area.
2. Find that the proposed map amendment (rezoning) is not appropriate and recommend that the City Council deny the request.
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: Public Notice Letter



Project Information:

Case No: ZON26-020
 Location: Certain properties near the Rolla
 Downtown
 Applicant: City of Rolla
 Request:
 Rezoning properties from their current zoning
 designation to the C-C, Center-City district



Public Hearings:

Planning and Zoning
 Commission
July 14, 2026
5:30 PM
 City Hall: 1st Floor

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



For More Information Contact:

Dawn Bell, Community
 Development
 dbell@rollacity.gov

 (573) 364-5333
 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

Area 1:

Bishops Addition, all of Blocks 34, 37, 44, 45, and 46; Bishops Addition, Block 35 and Block 36, Lots 2, 3, 6, and 7; County Addition to Rolla, all of Block 62, including the vacated rights-of-way of 5th Street; Original Town of Rolla, Block 2, Lot 2, including the vacated rights-of-way of 5th Street; Original Town of Rolla, all of Block 3; And any vacated or unvacated alleys within or adjacent to said blocks.

Area 2:

County Addition to Rolla, all of Blocks 65, 66 (except any portion already zoned C-C, Center City), 67, and 68; Rolla Mill Addition, all of Block 6, 7, 65 and 66; Rolla Mill Addition, all of Block 8, except that portion zoned P, Public; and properties addressed as 116 E 7th Street and 200 E 7th Street, as recorded in Document 2019-3995 and 1996-4633; and all of that portion of the rights-of-way of 9th Street vacated by Ordinance 2985 which is zoned C-1, Neighborhood Commercial.

