

**MINUTES
ROLLA PLANNING AND ZONING COMMISSION MEETING
ROLLA CITY HALL COUNCIL CHAMBERS
TUESDAY, JUNE 10, 2025**

Presiding: Russell Schmidt, Chairperson

Commission Members Present: Nathan Chirban, Kevin Crider, Monty Jordan & Monte Shields

Commission Members Absent: Steve Davis, Janece Martin, Don Morris & One Vacancy

- I. APPROVE MINUTES:** Review of the Minutes from the Planning and Zoning Commission meeting held on Tuesday, May 13, 2025.
The minutes are approved unanimously by a voice vote.

II. REPORT ON RECENT CITY COUNCIL ACTIONS:

1. **CUP25-01:** Conditional Use Permit to allow a church on a lot greater than one acre in the R-1, Suburban Residential district.
2. **TXT25-01:** Text Amendment to Chapter 42, Planning and Zoning of the City of Rolla Ordinances Section 42-344 through 42-346, pertaining to signage regulations.

City Planner Tom Coots presents the report.

III. PUBLIC HEARING:

1. **ZON25-04:** Rezoning (Map Amendment) of 112 W Lions Club Rd from R-1, Suburban Residential to the C-2, General Commercial district.

Chairperson Schmidt opens the public hearing at 5:32.

City Planner Tom Coots presents the staff report.

There was a discussion regarding easements, who is responsible for paving the easement and who can use, or does use the easement.

Chairperson Schmidt asks for owner comments at 5:40.

Greg Flint residing at 11620 Forest Lake Drive, Rolla shared that since he has commercial property in front of his property he would like to change his property to commercial for future use. He would like to put some commercial buildings on the property.

Chairperson Schmidt asks for citizen comments at 5:50.

Michael Weber residing at 2453 South Elm Road, Marshfield, Mo shared his concerns that if the property changed to commercial there would be a lot more traffic right by the residential houses next to this property.

There was a discussion on how much acreage the property has, who has access to the easement, how much of the easement would need to be paved for fire access and the possibility of having to put a water line in for a fire hydrant.

The public hearing was closed at 6:07.

There was a discussion on what uses could go into a C-2 zoning and if C-1 would be a better option.

The public hearing was re-opened at 6:13.

Gayle Bodenhamer residing at 1409 Timberlane Court shared she would like to continue to have a neighborhood feel to the area.

The public hearing was closed at 6:15.

A motion was made by Chirban and seconded by Crider to continue Rezoning (Map Amendment) of 112 W Lions Club Road from R-1, Suburban Residential to the C-2, General Commercial district until the next meeting on Tuesday, July 15, 2025. A roll call vote on the motion showed the following. Ayes: Chirban, Crider, Jordan and Shields. Nays: None. Absent: Davis, Martin and Morris. The motion passes.

2. VAC25-04: Vacation of a portion of 11th Street generally located west of Powell Street.

Chairperson Schmidt opens the public hearing at 6:20.

City Planner Tom Coots presents the staff report.

The public hearing was closed at 6:24 with no citizen comments.

A motion was made by Jordan and seconded by Shields to recommend City Council approves the vacation of a portion of 11th Street generally located west of Powell Street. A roll call vote on the motion showed the following. Ayes: Chirban, Crider, Jordan and Shields. Nays: None. Absent: Davis, Martin and Morris. The motion passes.

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| IV. NEW BUSINESS: | NONE |
| IV. OLD BUSINESS: | NONE |
| V. OTHER BUSINESS/REPORTS FROM THE CHAIRPERSON, COMMITTEE OR STAFF: | NONE |
| VII. CITIZEN COMMENTS: | NONE |

Meeting adjourned: 6:25 p.m.

Minutes prepared by: Cindy Brown

NEXT MEETING:

Tuesday, July 15, 2025