

**CITY OF BRANSON PLANNING & ZONING COMMISSION
REGULAR MEETING – MINUTES
February 1, 2005**

CALL TO ORDER: Chairperson Davis called the regular meeting of the City of Branson Planning and Zoning Commission meeting to order at 7:30 P.M. in the Council Chambers, 110 West Maddux, Branson, Missouri.

SPECIAL ANNOUNCEMENTS

PUBLIC COMMENTS

CONSENT

1. Roll Call.

Commissioners Present:

Commissioners Butler, Hartley, Roeger, VanderNaald, Weisz, Vice-Chairperson Harris and Chairperson Davis.

Commissioners Absent:

Commissioner Boyce, Edie and Williams.

Staff Present:

Don Stephens – Director of Planning and Development and Lesley Davis – Acting Administrative Assistant.

2. Approve Agenda.

Recommended Action:

Approve the format of February 1, 2005 agenda.

MOTION:

Motion by Commissioner Roeger, seconded by Commissioner VanderNaald and unanimously carried to approve the format of the February 1, 2005 agenda.

3. Approve Minutes.

A. January 4, 2005.

Recommended Action:

None.

MOTION:

Motion by Commissioner Roeger, seconded by Commissioner VanderNaald and unanimously carried to approve the minutes of the January 4, 2005 meeting.

OLD BUSINESS

PUBLIC HEARINGS

4. Request For A Zoning Change For Property Located At Francis Street Extension And Little Pete's Road, From "R-1" Single Family Residential To "C" Commercial, Branson, Missouri. Resolution No. P-2005-007.

Applicant: Mark Weisz

Chairperson Davis recognized Commissioner Mark Weisz, who recused himself from Item #4, at 7:36 p.m.

Don Stephens, Director of Planning and Development, presented the staff report as filed with the Planning and Development Department.

Mark Weisz, agent for Jim Morris, came forward and stated the owner was requesting the "C" Commercial Zoning in order to market the property for commercial development. The parcel was used

for a commercial use in the past. The property was previously used as a parking lot for an adjacent amphitheater. Mr. Weisz said it should have been rezoned to commercial at that time.

Commissioner Harris asked if the owner had any specific plans for the property use. Mr. Weisz replied that Mr. Morris had none at this time. He explained that the adjacent property owned by Western Eagle Developers, which had gone before the Commission last month for "C" Commercial Zoning, has plans to construct condominiums, four-plexes and duplexes. Commissioner Harris then asked what was on the property to the east of the Morris property. Mr. Weisz said this was a piece of property Mr. Morris had purchased for future access to the property that adjoins it to the east. Commissioner Harris asked if there were currently any single-family homes on the parcel. Mr. Weisz confirmed there was one house owned by Mr. Morris on the property.

Chairperson Davis then referred to the comments on the staff report from Public Works regarding the future necessity of sewer and water line extensions to the property before development, as well as an access road to the lift station. Mr. Stephens said this issue would be dealt with at the time of application for development.

SPEAKING IN FAVOR:

None.

SPEAKING IN OPPOSITION:

None.

MOTION:

Motion by Commissioner Roeger, seconded by Vice-Chairperson Harris to approve Resolution No. P-2005-007.

AYES: Commissioners Butler, Hartley, Roeger, VanderNaald, Vice-Chairperson Harris and Chairperson Davis.
NOES: None.
ABSTAIN: Commissioner Weisz.
ABSENT: Commissioners Boyce, Edie and Williams.

Motion to approve Resolution No. P-2005-007 carries 6-0.

OTHER BUSINESS

5. Planning and Development Director Report.

Recommended Action: None.

Don Stephens announced that this would be Commissioner Jack Roeger's last meeting as he has decided to step down after eleven years of service to his community as a member of the Planning and Zoning Commission. Mr. Stephens extended a "thank you" on behalf of the City of Branson staff and community for Commissioner Roeger's dedication and service. This statement was met with applause of agreement.

Commissioner Roeger asked that there be no 'fanfare' in regards to his resignation, however, the following is an excerpt from the Board of Aldermen staff report presented June 26, 2000 at which time, he stepped down as Chairperson of the Commission:

Jack Roeger was appointed as a member of the Branson Planning and Zoning Commission in February of 1994. Jack brought his expertise as a retired Architect to the Commission, and his leadership abilities were immediately recognized.

Jack is a native of Shreveport, Louisiana and a lifelong Presbyterian. He served his country in the United States Air Force in Italy during World War II. He is a graduate of Texas A&M School of

Architecture, served as President of the American Institute of Architecture in the Shreveport Chapter, and practiced architecture for 40 years in Shreveport prior to retiring to Branson. Jack's wife, Barbara saw a notice in the newspaper advertising for a member of the Planning and Zoning Commission and suggested to Jack that he might be interested in checking it out.

In August of 1995, Jack was elected to his first term as Chairperson of the Planning and Zoning Commission. He served in that capacity from August of 1995 through April of 2000.....Many controversial issues are brought before the Planning and Zoning Commission each month and Jack's professional and ethical leadership abilities have proven to be an asset to both the city and its citizens.

ADVISORY RECOMMENDATIONS

ADJOURNMENT

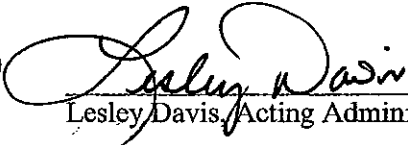
Motion by Chairperson Davis was unanimously carried to adjourn the meeting at 7:40 p.m.



Rick Davis, Chairperson

3-1-05

Date



Lesley Davis, Acting Administrative Assistant

3-3-05

Date