

PLANNING AND ZONING COMMISSION
September 6, 2011
STUDY SESSION

7:00 p.m.
Fishbowl Conference Room

CONSENT

Roll Call

Commissioners Present: Best, Burney, Davis, Huddleston, Loyd, Wescott, Woolery,
Vice-Chairperson Romine and Chairperson Harris

Commissioners Absent: McDowell

Staff Present: Jim Lawson Director of Planning and Development
Joel Hornickel Senior Planner
William Duston City Attorney
Mike Ray Utilities Director
Kendall Powell Utilities Plans Reviewer
Sonja Paden Office Assistant II

ADMINISTRATIVE DISCUSSION

Chairperson Harris opened the meeting by introducing newly appointed commissioner Heather Burney and welcoming her to the group.

Chairperson Harris turned the discussion over to staff.

OLD BUSINESS

3. Request for a Municipal Code Amendment to Appendix A, Sections 400.040, 405.030, 405.040 and 410.040 Pertaining to Uses Permitted and Special Uses.
Project No. 11-12.1 (11-01200001)
Applicant: City of Branson

- Mr. Hornickel stated it was the third time for this item to be discussed by the commission.
- He said several areas had been clarified since the previous meeting and several images had been added to the actual presentation to help the commissioners better understand it during their consideration.

PUBLIC HEARINGS

4. Request for a Planned Development Amendment to the Branson Hills Land Use Regulations, PD 2005-007, to allow Additional Irrigation Wells.
Project No. 11-5.2 (11-00500002)
Applicant: Rick Huffman


- Mr. Hornickel said the request was to construct two additional wells so the applicant could irrigate his newer developed properties. He will go through the PD at the meeting and give them a more in-depth explanation.
- He handed out updated copies of the pertinent portion of the PD with requested changes and the revised resolution for the commissioners.
- He said the update included two additional conditions to the resolution for further clarification.
- Commissioner Loyd asked if the properties were within Public Water District #3 or the city's water service area. Mr. Hornickel said they were located within PWD #3. Mr. Lawson added the water would be used only for irrigation.

OTHER BUSINESS

- Mr. Lawson asked Commissioner Davis to update the group on the status of the Community Plan 2030.
- Commissioner Davis said progress was stalled at the council level. He said they were going through it line by line, ensuring accuracy and consistency.
- Mr. Lawson said the Cantwell Hills Neighborhood will be hosting a potluck picnic at Cantwell Park on September 29th at 6:00 p.m.
- Mr. Lawson said Empire District was in the process of their 4-year tree trimming/removal project. Mr. Hornickel referenced former Commissioner June Hartley, saying she had emotional attachment to the trees her husband had planted years ago, but she reluctantly agreed to have some of them either trimmed or removed.
- Mr. Lawson said the public will have another chance to give its input on what to do with the old school located on College Street and Sixth Street that was purchased by the city. This second opportunity will be this coming Thursday, September 8th, at 7:00 p.m.

ADJOURNMENT

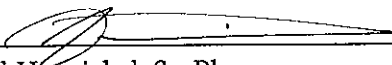
Motion by Commissioner Best and seconded by Commissioner Davis, and unanimously carried to adjourn the meeting at 7:26 p.m.



Clark Harris, Chairperson

11-1-11

Date



Joel Hornickel, Sr. Planner

11/2/11

Date