

PLANNING AND ZONING COMMISSION

January 3, 2012
7:30 pm
Council Chambers

ROLL CALL

Commissioners Present: Burney, Davis, Huddleston, Loyd, McDowell, Wescott,
Vice-Chairperson Romine and Chairperson Harris
Commissioners Absent: Best and Woolery
Staff Present: Jim Lawson Director of Planning and Development
Joel Hornickel Senior Planner
William Duston City Attorney
Sonja Paden Office Assistant II
Others: Raeanne Presley Mayor

1. **Approve Agenda.**
Recommended Action: Approve the format of the January 3, 2012 agenda.

MOTION:
Motion by Commissioner Wescott and seconded by Vice-Chairperson Romine, and unanimously carried to approve the format of the January 3, 2012 agenda.

PUBLIC COMMENTS

None.

REGULAR AGENDA ITEMS

2. **Approve Minutes.**
Recommended Action: A) Approve the minutes of the December 6, 2011 study session;
B) Approve the minutes of the December 6, 2011 regular meeting.

MOTION:
Motion by Commissioner Loyd and seconded by Commissioner McDowell, and unanimously carried to approve the minutes of the December 6, 2011 Planning and Zoning Commission study session and the December 6, 2011 Planning and Zoning Commission regular meeting as presented.

OLD BUSINESS

3. Request for a Planned Development Amendment to the Branson Hills Land Use Regulations, PD 2005-007, To Change the Use of a Parcel Located on Pinehurst Drive from Single Family to Multi-Family.
Project No. 11-5.3 (11-00500003)
Applicant: Rick Huffman

Mr. Hornickel began by stating staff had received correspondence from the applicant on Thursday, December 29th, requesting the item be removed from the agenda.

Chairperson Harris asked Mr. Hornickel if a motion to withdraw was in order; Mr. Hornickel said yes because the item was posted on the agenda.

Chairperson Harris entertained a motion to withdraw the item at the request of the applicant.

MOTION:

Motion by Commissioner Huddleston and seconded by Vice-Chairperson Romine to withdraw Resolution 11-5.3 without prejudice.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Wescott,
Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best and Woolery

Motion to withdraw Resolution 11-5.3 without prejudice carried with an 8-0 vote.

PUBLIC HEARING AGENDA ITEMS

4. Request for a Special Use Permit to Operate a Museum at 101 Veterans Blvd., Branson, Missouri.
Project No. 11-1.7 (11-00100007)
Applicant: White River Valley Historical Society

Mr. Hornickel presented the staff report as filed with the Planning Department.

Chairperson Harris asked is any of the Commissioners had any questions or comments for staff.

Commissioner McDowell asked why the two dates listed in the conditions were different.

Mr. Hornickel stated the June date was typical, as staff normally recommends the conditions allow an applicant six months to act upon the request. He added the April date represented the one-year lease agreed upon between the property owner and the Historical Society.

Commissioner Wescott asked for the joint relationship between the shared partners to be explained.

Ms. Raeanne Presley approached and stated the lease is actually signed by the White River Valley Historical Society and the owner, Mr. Jim Morris. She added the other partners were the City of Branson, the Chamber of Commerce and the Downtown Branson Main Street Association, and they would be providing additional resources in terms of volunteers, expertise and knowledge.

Commissioner Davis asked what kinds of displays would be included.

Ms. Presley stated the group was just starting to talk about the displays through a specific committee. She added they had discussed seasonal displays that would correspond with Branson's tourist seasons. She stated, during family periods, there would be displays more oriented toward children and displays honoring Veterans during Veteran's week. She stated they also may use some of the Historical Society's existing exhibits dealing with the Great Depression, tourism, schools and medicine from our area and the past. She introduced Mr. and Mrs. Jim Babcock and thanked them for their efforts and time.

Commissioner Burney asked if there were plans to share the museum with the schools.

Ms. Presley stated they were. She added they want the museum to have great meaning with both residents and visitors to the area.

Commissioner Burney stated the Branson Schools received a grant from the Education Foundation that will provide a second and fourth grade teacher the opportunity to have their classes create a centennial history book.

Ms. Presley thanked Commissioner Burney for the insight. She added she wanted to change a few items of the request. She stated they are hoping to have a soft opening in March 2012 to get the doors open and train volunteers. She added the hours presented were tentative and they did not see the museum staying open after 6:00 p.m. She stated they may be opened only during the afternoons on Sundays as well.

Chairperson Harris asked if there was any possibility of the lease being extended beyond a year.

Ms. Presley stated they had not discussed that in any way with Mr. Morris. She stated she did not want to assume Mr. Morris's generosity would go beyond the initial year lease. She added they did understand, and if they were to remain beyond a year, they would have to come back to the Commission.

Chairperson Harris asked if there was a problem asking them to come back after one year.

Ms. Presley stated there was not.

Chairperson Harris asked if there were any other questions for the applicant; there was no response. He then asked if there was anyone else present who wished to speak in regards to the item; there was no response. He then asked the Commissioners if they had any other comments or questions; there was no response. He entertained a motion.

MOTION:

Motion by Commissioner McDowell and seconded by Commissioner Davis to approve Resolution 11-1.7.

AYES: Burney, Davis, Huddleston, Loyd, McDowell, Wescott,
Vice-Chairperson Romine and Chairperson Harris
NOES: None
ABSTAIN: None
ABSENT: Best and Woolery

Motion to approve Resolution 11-1.7 passed with an 8-0 vote.

COMMISSIONER & STAFF REPORTS

Chairperson Harris asked staff if they had anything to discuss; Mr. Hornickel and Mr. Duston said no.

ADJOURNMENT

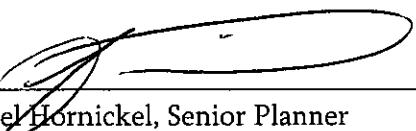
Motion by Commissioner Wescott and seconded by Vice-Chairperson Romine, and unanimously carried to adjourn the meeting at 7:47 pm.



Clark Harris, Chairperson

2-7-12

Date



Joel Hornickel, Senior Planner

2/7/12

Date