

PLANNING AND ZONING COMMISSION

January 3, 2012  
STUDY SESSION

7:00 p.m.  
Fishbowl Conference Room

CONSENT

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

ADMINISTRATIVE DISCUSSION

Chairperson Harris opened the meeting and said the board may have time to review the SDATeam's recommendations for the old school property and discuss Factory Merchant's Mall. He then turned the discussion over to staff.

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. Lawson said the applicant had emailed staff and asked to have the item removed from the agenda.
- Mr. Lawson said the withdrawal should be granted without prejudice, which would allow the applicant to resubmit it for review by the board.
- Mr. Hornickel said the applicant would have to reapply if they wanted the item to be heard in the future.

PUBLIC HEARINGS

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 gave an overview of the item.
- He stated standard conditions were attached to the approval concerning business licensing, timeframes, construction activities, et cetera.
- He said an agreement had been made to lease the building to the White River Valley Historical Society for only one year.
- Mr. Lawson said there were some minor traffic/parking lot issues at this time.
- Mr. Lawson said he and David Miller, City Engineer, had discussed possibly installing a "No Left Turn" sign at the W. Hwy. 76 exit.
- Commissioner Davis asked about signage currently at the location.
- Mr. Lawson said they were working with a sign company and will be re-facing the existing signs.

**OTHER BUSINESS**

Chairperson Harris asked staff to give an update on the SDATeam's visit and their recommendations for the old school located at S. Sixth Street and College Street.

Mr. Lawson said he had been pleased with the presentation by SDATeam concerning the property. The team of professionals had stated the building itself was sound and could continue to be used; no razing was necessary.

Mr. Hornickel said there had been discussion about reinforcing the link between the downtown and the old school area.

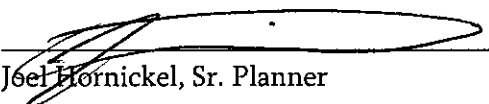
Commissioner Davis suggested the existing alleyway be a dedicated pedestrian-way as recommended by the team; conversation ensued among the commissioners on this topic.

**ADJOURNMENT**

Motion by Commissioner Wescott and seconded by Vice-Chairperson Romine, and unanimously carried to adjourn the meeting at 7:27 p.m.

  
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Clark Harris, Chairperson

2-7-12  
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Date

  
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Joel Hornickel, Sr. Planner

2/7/12  
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Date