

Minutes Approved Tuesday, February 1, 2022



PO Box 70 • 109 N HICKORY ST • MOUNT VERNON, MO • PHONE (417) 466-2122

**Minutes  
Planning and Zoning Commission  
January 4, 2022**

The regular meeting was called to order at 5:00 p.m. at City Hall.

The following members answering roll call: Paula Brockwell, Dennis Thrasher, Dallas Gramm, and Rick Fobair. The following city personnel were also in attendance Public Works Director Joe Kelley, Code Enforcement Officer Terry Moore, Counselor Darlene Parrigon. Absent was Donald Rogers, Jason Haymes, Brett Simkins.

Guests registering their attendance are listed on the sign-in sheet attached to and made part of the minutes.

**Agenda:**

Chairman Thrasher presented the agenda for January 4, 2022, to the Commission.

Fobair made a motion, to accept agenda with changes

- Move Discussion of Text Amendments for Zoning Regulations before Public Hearing –  
Text Amendments for Zoning Regulation

seconded by Gramm to approve the agenda.

With all present members voting in favor, Chairman Thrasher declared the motion approved.

**Minutes:**

Minutes of the last meeting, which was held on Tuesday, December 7, 2021, was presented to the Commission for approval.

Gramm made a motion to approve minutes with changes, seconded by Fobair.

The following voice vote was recorded:

AYES: Brockwell, Fobair, Thrasher, Gramm

NOES: None

ABSTAIN: None

ABSENT: Rogers, Haymes, Simkins

With all present members voting, Chairman Thrasher declared the motion approved.

Rogers arrived 5:05 pm

**Public Hearing – Preliminary Plat**

Chairman Thrasher opened the public hearing at 5:04 pm.

Moore stated this was set for the public to discuss Preliminary Plat for Moore Ranch Estates Subdivision.

No public so Chairman Thrasher closed the public hearing at 5:06 pm

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## **Discussion of Text Amendments for Zoning Regulations:**

Discussion: Moore wants to clean up the use table that we do not permit in the following Zoning Districts.

- Change use table to allow Accessory Uses in B-1 District
- Change use table to allow Agriculture Sales and Service in B-1 & B-3
- Change use table to allow Restaurants & Fast Food in B-2 District
- Change use table to allow service station, truck stop in B-3 District
- Change use table to allow conditional use for Recreation Vehicles in B-3 District

## **Public Hearing – Text Amendments for Zoning Regulations:**

Chairman Thrasher opened the public hearing at 5:23 pm.

No public so Chairman Thrasher closed the public hearing at 5:24 pm.

Fobair made a motion to recommend proceeding to council to accept the text changes for zoning regulations. Seconded by Brockwell.

The following voice vote was recorded:

AYES: Fobair, Brockwell, Rogers, Thrasher, Gramm

NOES: None

ABSTAIN: None

ABSENT: Haymes, Simkins

With all present members voting in favor, Chairman Thrasher declared the motion approved.

## **New Business:**

None

## **Old Business:**

Reorganize Planning and Zoning Commission.

Gramm made a motion for

- Dennis Thrasher, Chairman
- Rick Fobair, Vice Chairman
- Paula Brockwell, Secretary

Seconded by Rogers.

With all present members voting in favor, Chairman Thrasher declared the motion approved.

## **Public Comment:**

None

With no further business to come before the Commission, Chairman Thrasher declared the meeting adjourned at 5:26 pm.

Respectfully submitted,

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Paula Brockwell, Secretary  
Shari Weldy  
Secretary Designee