

**Minutes
Planning and Zoning Commission
February 5, 2019**

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

The following members answering roll call: Dennis Thrasher, Rick Fobair, Mae Craig, Dallas Gramm, Donald Rogers, and Dave Eden. The following city personnel were also in attendance, City Administrator Max Springer, Public Works Director Joe Kelley, Code Enforcement Officer Terry Moore and Counselor William Petrus, Jr.

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 February 5, 2019 to the Commission. Eden made a motion, seconded by Fobair 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 4, 2018 were presented to the Commission for approval. Craig made a motion, seconded by Fobair to approve the minutes.

AYES: Fobair, Eden, Craig, Thrasher, Rogers

NOES: None

ABSTAIN: Gramm

ABSENT: None

With all present members voting, Chairman Thrasher declared minutes approved.

Discussion – 11267 Lawrence 1163 – Living Water Fellowship Bruce Rinker

Living Water Fellowship purchased 11267 Lawrence 1163, 2.1 acres west of Ozark Electric. Rinker stated that about 2 years ago prior to purchasing the land he did come in and talk to the Code Enforcement Officer. Rinker stated he asked the Code Enforcement officer three questions.

1. Can I use the Well that is on the property?
2. Can I put in a Septic System
3. Who is responsible for the electric on the property?

Rinker stated he was told yes on the first two (2) questions but never got an answer from the Code Enforcement officer or Ozark Electric on whose responsibility it was for the electric.

Rinker stated that he presented the Code Enforcement Officer with a list of questions and it took over 6 weeks to get an answer but it was from the City Administrator. Rinker stated that now all the answers are no and that we would have to have engineered drawings.

Members of the Living Water Fellowship voiced their concerns and Mr. Rinker has asked to be de-annexed from the city so they can proceed with building their church. Discussion was held.

Fobair made a motion to allow the de-annexation and proceed to council with the request. Seconded by Eden. With all present members voting in favor, Chairman Thrasher declared the motion approved.

Discussion request for waiver for non-conforming use per RSMo 405.495

- 317 W Market Street
- 321 S Market Street
- 105 W Pleasant Street

Kim Rinker presented to the commission 3 houses on one lot and would like to split them into 3 lots on behalf of Mark Duffy. Petrus told Rinker and Duffy that if the council approved they would need to have the lots surveyed in 3 pieces and be recorded in an ordinance. Discussion was held.

Fobair made a motion to allow the waiver and proceed to council with the request. Seconded by Craig. With all present members voting in favor, Chairman Thrasher declared the motion approved

Discussion: Upgrade International Building code from 2006 edition to 2012 edition and Business Licenses.

Code Enforcement Officer Terry Moore stated that he would like to bring the codes up for the ISO rating and that we needed to update our building codes. Moore also stated that with the upgrade the newer edition requires General Contractor's License so that we knew that the contractors are up to date on the city codes. Discussion was held.

Eden made a motion to upgrade to the International Building code 2018 edition and General Contractor's License and proceed to council with the request. Seconded by Gramm. With all present members voting in favor, Chairman Thrasher declared the motion approved

New Business:

Eden asked if it was time to re-organize the board, Weldy stated that she had a reminder come up today.

Minutes Approved Tuesday, March 5, 2019

Craig made a motion to keep the board as is. Seconded by Eden. With all present members voting in favor, Chairman Thrasher declared the motion approved

Old Business:

None

Public Comment:

None

With no further business to come before the Commission, Chairman Thrasher declared the meeting adjourned at 6:25 pm.

Respectfully submitted,

Mae Craig, Secretary
Shari Weldy
Secretary Designee