

Planning & Zoning Commission Minutes
November 14, 2023

In Attendance:

Commission: Twyla Cordry, Bob Hyatt, Mark Cortesini, Scott Owens, Jeremiah Nickels, Yvonne Reeves-Chong

City Staff: Miriam Jones, John Doyle, Tylor Gross, Nathan Carmon

Guests: Doug Spitalny, Susan Spitalny, Aaron Harrison, Rev Brett Reith, Elizabeth Heydt, Amy Heberling, Dan Deering

Absent: Abby Hosette, Timothy Rivera

- **Call to Order** – Twyla Cordry called the meeting to order at 5:30 p.m. A quorum was present.
- **Approval of Minutes** – Twyla Cordry put forth the meeting minutes from October 10, 2023, for approval. Mark Cortesini made the motion to approve the minutes. Motion was seconded by Bob Hyatt. The motion passed unanimously.
- **Open Public Hearing-** The public hearing was opened at 5:30 p.m. for a rezoning request from R-1 (Single Family Residential) to P-1 (Public Use) for the property adjoining 301 State Hwy T, Waynesville, MO 65583. John Doyle discussed the rezoning request from the Waynesville School District. For this rezoning request, there is a letter provided from the church allowing the school to speak on their behalf since the school has not purchased this lot yet. Purchase of property is contingent upon rezoning to P-1. P-1 Public Use is zoning for schools. The piece of property is 10.5 acres. The school currently owns the adjoining tract which also needs to be rezoned which is the reason for the second public hearing on the agenda. Doug Spitalny of 108 Glen Haven Road would like to know if a feasibility study of costs for this property has been done and wants to know who is paying for that. Jeremiah Nickels stated that is an expense that the school would be responsible for. Mr. Spitalny asked if a Traffic analysis on T Hwy has been done; is there a proposal for widening T Hwy or putting in a traffic light? Twyla Cordry stated this meeting is for the rezoning request. All those questions are ones to be answered at the next phase. Mr. Doyle stated the first thing is rezoning the property then start the process of purchasing the property; after that is the feasibility study, and construction planning, T Hwy is a MoDOT Road and Council will work with the school and MoDOT to evaluate the needs for traffic signals. Susan Spitalny of 108 Glen Haven Road, stated that's great the Methodist church wants to sell to the school and make some money but not sure if this property will even work for a school and asked if an environmental study had been done. John Doyle stated that the school has done enough preliminary planning to recognize the need for another school; after analysis on property that is currently owned was done, the school realized might need more property and the school approached the church. Aaron Harrison with the Waynesville R-VI School District, stated the blueprint of the school they want to build would be for 500 students, would fit on property already owned but the issue is not much road frontage. The additional property will help with that issue.
- **Close Public Hearing-** With no further comments from citizens or the commission, Twyla Cordry closed the Public Hearing at 5:49 p.m. Twyla Cordry asked for a motion to send the rezoning request to City Council. Mark Cortesini made a motion. Bob Hyatt seconded the motion. Motion passed unanimously.
- **Open Public Hearing-** The public hearing was opened at 5:49 p.m. for a rezoning request from A-1 (Agricultural) to P-1 (Public Use) for the property located South of State Hwy T, adjoining 301 State Hwy T, Waynesville, MO 65583. John Doyle stated this is the property that the school already owns. Same project just different property.

- **Close Public Hearing-** With no comments from citizens or the commission, Twyla Cordry closed the Public Hearing at 5:50 p.m. Twyla Cordry asked for a motion to send the rezoning request to City Council. Scott Owens made a motion. Yvonne Reeves-Chong seconded the motion. Motion passed unanimously.

With no further business, the meeting was adjourned at 5:50 p.m.

The next meeting is scheduled for January 9, 2024, at 5:30 p.m.