

Planning & Zoning Commission Minutes
November 2, 2022

In Attendance:

Commission: Twyla Cordry, Trudy Dils, Yvonne Reeves-Chong, Cecil Davis, Robert Hyatt, Scott Owens, Jerry Brown, Councilman Rob Rice (sit in for Cecil Davis),

City Staff: John Doyle, Miriam Jones

Guests: Obed Perez, Michael Dunbar, Roberto Dacamara, Janet Dunbar, Kevin Lamar, Tami Lamar, Rob Wilson, Ray Newsome, JoAnne Bishop, Don Ungerecht, Angie Gable, Keith Pritchard, Laura Thibodeau, Scott Kimmell, Councilman Sean Wilson

Media: Darrell Maurina

Absent: Cecil Davis

- 1. Call to Order** – Twyla Cordry called the meeting to order at 5:30 p.m. A quorum was present.
- 2. Approval of Minutes** – Twyla Cordry put forth the meeting minutes from October 11, 2022, for approval. Jerry Brown made the motion to approve the minutes. Motion was seconded by Scott Owens. The motion passed unanimously.
- 3. Open Public Hearing-** The public hearing was opened at 5:30 p.m. to consider a conditional use permit request to allow chickens on property located at 102 Hickory Ridge, Waynesville, Missouri 65583. Obed Perez of 102 Hickory Ridge, stated he is seeking approval to have chickens before actually going about it. If there are issues and doesn't have approval to do so then he will not do it. The reason for the chickens would be more of a therapeutic thing for kids and wife. They have had chickens before so they understand the upkeep of them. Would like to have about ten chickens. No roosters. Keith Pritchard of 300 Highland Woods Drive, developer of subdivision stated there are restrictive covenants for their subdivision that do not allow for chickens. The covenant states no animals shall be kept or raised if the animals create a nuisance or if they unreasonably disturb the peace of persons residing on the said premises. No structure of any kind shall be placed within the green space. No action shall be taken within the green space which would impede or disturb the natural water drainage within the green space. No building, wall, fence, kennel or other structure or improvement shall be erected, placed or altered until the building plans, specifications, and plot plans showing the design, nature, exterior, color scheme, kind, shape, height, material, location and elevation of such building or improvements has been approved, in writing by the Architectural and Landscape Committee. Mr. Pritchard asks that this not be authorized in their subdivision. Mike Dunbar of 113 Hickory Ridge, appreciates Mr. Perez's consideration to seek approval first. Mr. Dunbar stated that most neighbors are in opposition to the chickens. There are rules and regulations that are set in place which is why we moved into Waynesville because of the regulations. Asking you uphold the ordinances that have been set. The covenant supersedes the ordinances and it does not allow chickens. Chickens attract predators, smell, nuisance, reduces home values. Ask that you do not approve. Don Ungerecht of 135 Highland Woods Dr, stated his property backs up to Mr. Perez's. Mr. Ungerecht has many concerns about the chickens and asks that this not be approved. Jerry Brown asked Mr. Perez if he was aware of the covenants. Mr. Perez stated that he was not. He reached out to his realtor several times to find out if there were any but never heard back. Mr. Perez stated he is okay with it, if it isn't approved it isn't approved.
- 4. Close Public Hearing-** With no further comments from citizens, Twyla Cordry closed Public Hearing at 5:44 p.m. Trudy Dils made a motion to not approve the conditional use permit to

allow chickens at 102 Hickory Ridge. Yvonne Reeves-Chong seconded the motion. All in favor except Robert Hyatt. Mr. Hyatt abstained.

5. **Final Plat of Briar Pointe Estates Phase 2-** Mr. Doyle discussed the name change on the subdivision. It has been changed to The Linx at Cottage Hill. That is the only thing different from the Preliminary Plat. Trudy Dils discussed the safety issues with all the construction vehicles speeding through neighborhood and would like to propose that they use the road that enters at T Hwy as construction in and out. Mrs. Dils stated that the developer owns that access so why can't he use it. Mr. Doyle stated he will ask the developer but cannot require him to allow access to jobsite through T Hwy. Commission discussed issues with Jared. Scott Owens stated that cars struggle on the steep hill and if Jared looped around it would provide an overall benefit to everyone. Joy Bishop of 100 Paige Street, stated that she is concerned with the lot sizes and houses stacked on top of one another. Building these houses will take down the value of the homes already there. Jerry Brown made a motion to send the final plat with name change of subdivision to City Council. Rob Rice seconded the motion. All in favor. Motion passes.

With no further business, meeting adjourned at 5:58 p.m. Next meeting scheduled for December 13, 2022 at 5:30 p.m.