

Planning & Zoning Commission Minutes
June 13, 2023

In Attendance:

Commission: Twyla Cordry, Scott Owens, Bob Hyatt, Jeremiah Nickels, Mark Cortesini, Abby Hosette

City Staff: Miriam Jones, John Doyle, Nathan Carmon

Guests: Heather Frable, Mark Rowden, Caleb Rowden, Joe Kastrinakis, Timothy Rivera, David Neeley, Mayor Sean Wilson, Marissa Beatty

Absent: Yvonne Reeves-Chong

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 May 9, 2023, for approval. Mark Cortesini made the motion to approve the minutes. Motion was seconded by Abby Hosette. The motion passed unanimously.
3. **Select Committee Chair**- Mark Cortesini made a motion to keep Twyla Cordry as the Committee Chairwoman. Jeremiah Nickels seconded the motion. The motion passed unanimously.
4. **Open Public Hearing- Rezoning Request**– The public hearing was opened at 5:31 p.m. for a rezoning request from R-1 (Single Family Residential) to MU-1 (Mixed Use- Low) for the property located at 201 South Benton Street, Waynesville, MO 65583. Joe Kastrinakis, owner of property located at 201 S Benton St introduced himself. Twyla Cordry stated, you currently use lower area of home to store supplies, is that what you will continue to use it for. Mr. Kastrinakis stated, yes, currently the lower area of home is a walk out basement, ground level, and is being used as storage space for building supplies and material for contracting business. Family lives in upper level of home. Eventually would like to finish both units. Twyla Cordry asked if in the future will there be plans to turn bottom level into an Air BnB or long term rental. Mr. Kastrinakis stated, the property has good potential as an Air Bnb but didn't want to lock that in and only rezone for that use, would like the multi-use so it could be a bit of everything. Mark Cortesini asked if fencing would be required. Mr. Kastrinakis stated would not require fencing. Property is big enough to serve its purpose. Sufficient parking for 5-6 cars. Mr. Kastrinakis would like to separate utilities for billing purposes with the top level billed as his home and the bottom level billed as his business. Scott Owens made a motion to send the rezoning request to City Council for final approval. Bob Hyatt seconded the motion. The motion passed unanimously.
5. **Close Public Hearing** – With no further comments from citizens or commission, Twyla Cordry closed Public Hearing at 5:37 p.m.
6. **Open Public Hearing- Rezoning Request**- The public hearing was opened at 5:38 p.m. for a rezoning request from R-1 (Single Family Residential) to R-2 (Multi-Family Residential) for the property located at 802 Historic Route 66 West, Waynesville, MO 65583. Marissa Beatty, property owner, would like to rezone in order to renovate the building in the back of property to turn it into a 1 bedroom, 2 bath or a 2 bedroom, 1 bath rental. Twyla Cordry asked if there is a minimum lot size. Nathan Carmon stated yes and property would meet requirements. Jeremiah Nickels made a motion to send the rezoning request to City Council for final approval. Scott Owens seconded the motion. Bob Hyatt abstained. All others in favor. Motion passed.
7. **Close Public Hearing**- With no further comments from citizens or commission, Twyla Cordry closed Public Hearing at 5:42 p.m.
8. **Review Conditional Use Permit for 106 Lincoln Lane**- Nathan Carmon stated that during the public hearing for the conditional use permit for 106 Lincoln Lane there were stipulations made and one being that the chickens be kept inside pens. Mr. Carmon has received multiple

complaints regarding the chickens getting out. After being notified Mr. Carmon placard the home. He still received complaints and the only other thing to do was to bring it to the commission and allow property owner an opportunity to address it with the commission. Heather Frable, property owner at 106 Lincoln Lane stated that the chickens got out because of a storm that came through. The storm damaged the kennel the chickens were in. Mrs. Frable stated the chickens did get out but now they are contained and were never on neighbor's property. She ordered a new kennel and also clipped the chickens' wings so they cannot get out now. They have not been out since she got the new kennel. David Neeley, property owner at 111 Lincoln Lane, stated that he had several concerns and one being he was never notified about the public hearing for the chickens. Mr. Neeley stated chickens shouldn't be in a neighborhood and he should have been given a chance to voice his opinion. Mr. Neeley stated the property needs to be cleaned up. Mr. Neeley stated he wants to be a good neighbor and has offered to help but a decision needs to be made. Abby Hosette asked Mrs. Frable how many chickens she has. Mrs. Frable stated five. Commission inquired why David Neeley wasn't notified. Nathan Carmon stated that the person applying for the permit must provide the list of people to notify that are within 185 feet of property. The list is not generated by the city. Mr. Carmon stated since David Neeley was not notified then the conditional use permit is null and void. Abby Hosette asked Mr. Neeley if he ever sees the chickens. Mr. Neeley stated no, only when driving by. Nathan Carmon stated since all the people within 185 ft were not notified, Mrs. Frable would have to go back through the process and reapply for a conditional use permit. Mrs. Frable stated she would just get rid of the chickens. Mrs. Frable exited the council chambers. Twyla Cordry asked for a motion to null and void the conditional use permit. Mark Cordesini made a motion. Bob Hyatt seconded the motion. The motion passed unanimously. Twyla Cordry stated that this is a recommendation and still needs to go to City Council for final approval. Mrs. Frable will have 30 days to reapply for the conditional use permit and if the permit is approved then she can keep the chickens, if it doesn't get approved then she will have to get rid of the chickens.

- 9. Preliminary Plat of Pinnacle Park-** Mark Rowden stated property is currently zoned R-3, intend to build same as in Pinnacle. Twenty, 3 bedroom, 2.5 bath, single family homes to be used as rentals. Commission reviewed the plat. Jeremiah Nickels made a motion to send plat to City Council for final approval. Abby Hosette seconded the motion. The motion passed unanimously.
- 10. Final Plat of Pinnacle Park-** Commission reviewed final plat. No changes were made from the preliminary plat to the final plat. Jeremiah Nickels made a motion to send plat to City Council for final approval. Scott Owens seconded the motion. The motion passed unanimously.
- 11. Review Draft Telecom Tower Ordinance-** Draft ordinance provided to commission for review. Mr. Doyle stated that this is just a draft and it was received from the city attorney. Mr. Doyle would like to discuss any revisions the commission may have at the next meeting.

With no further business, the meeting was adjourned at 6:17 p.m. Next meeting scheduled for July 11, 2023, at 5:30 p.m.