

PLANNING & ZONING COMMISSION MINUTES

May 12, 2020

In Attendance:

Commission: Trudy Dils, Luge Hardman, Yvonne Reeves-Chong, Scott Owens, Doug Beard, Jim Lord

Absent: Twyla Cordry, Cecil Davis

City Staff: Bruce Harrill, Nathan Carmon, Miriam Jones, John Doyle

Guests: Keith Pritchard, Dan Deering, Mike Prater, Jessica Ward, Marianne Ward, Darrell Maurina

1. **Call to Order** – Due to the absence of Twyla Cordry, Jim Lord called the meeting to order at 5:30pm. A quorum was present. Mayor Hardman stated that Twyla Cordry could not make the meeting because her mom is in the hospital in Lebanon. Mayor Hardman stated that Twyla Cordry is in favor of the conditional use permit. Mayor Hardman also stated that Joe Crider expressed his support of the conditional use permit.
2. **Approval of Minutes** – Jim Lord put forth the minutes from the January 14, 2020 meeting for approval. Luge Hardman made a motion to approve minutes. Motion was seconded by Trudy Dils. The motion passed unanimously.
3. **Action Items:**
 - a. **Open Public Hearing for public comment and discussion regarding a Conditional Use application to allow a single chair hair salon in basement to be located in a R-1 Zoned District located at 101 Glen Haven-** Jim Lord opened the Public Hearing for a conditional use permit for 101 Glen Haven at 5:35pm. Marianne Ward of 101 Glen Haven is applying for a conditional use permit. Mrs. Ward stated that she would like to request that they be allowed to open a single chair hair salon in their basement so that her daughter, Jessica Ward may operate a hair salon on a part-time basis from home. Mrs. Ward stated that her daughter dreams of being a hair dresser just like her Aunt Bev in Illinois. Her daughter is a Waynesville High School graduate, has earned her associate's degree from Ozarks Technical Community College and graduated from the Waynesville Career Center's College of Cosmetology. Jessica Ward has Asperger's, which is a form of autism, which makes communication and social skills more difficult. Mrs. Ward stated that the reason they want to open a salon out of their home, instead of having her operate out of a traditional salon, is that they know Jessica will have a limited clientele base. Customers will be mostly friends and family who will park in their driveway, instead of the street. Even for those who park in the street, only one or two cars at most would ever be present. Their neighbors have given their support through the letters that Mrs. Ward submitted with the conditional use permit. The impact on the neighborhood will be minimal, but granting a conditional use permit would be huge, it would make her daughter's dream come true. Jessica Ward is a licensed cosmetologist in the State of Missouri and she would be required to pass a salon inspection and meet all state requirements for operating a salon. Keith Pritchard stated that he was here to speak on behalf of Triple K Inc. which built and developed Glen Haven in 1992. Mr. Pritchard stated that in the declaration of restrictive covenants for the subdivision it states in item 4 that no industrial or commercial activity shall be conducted on the said premises, except that incidental professional or business activities may be conducted in a structure which is occupied for residential purposes but only if the person(s) operating the professional or business activity is/are occupants of the residence and only if the professional or business activity does not result in excessive noise, traffic congestion or other results which are offensive to neighbors. Mr. Pritchard stated that as a developer of the subdivision he is in support of the conditional use permit. Dan Deering resident of Glen Haven stated that he is in full support of the Ward's. He believes traffic won't be a problem however he is concerned about signage. In the subdivision covenant item 8 states no sign of

any kind shall be displayed to the public view on the said premises, except signs of not more than five square feet in area advertising the premises for sale or rent or advertising the name of the person building on the premises. Provided, however that it shall not be a violation of these restrictions to display, during the time of construction of a residence on the said premises, a sign advertising the identity of the builder who is constructing this residence. Marianne Ward stated that the only signage they will have will be a small 2ft by 2ft sign on the window on the door to the basement. Dan Deering stated that as a homeowner he has no objection to this. Mike Prater of 111 Glen Haven stated that when he first heard of the public hearing, he was going to oppose but now hearing the nature of the permit he supports it. He is concerned about the signage as well but trusts that the Ward's would make the right decision with their signage. With no further comments from the public, Jim Lord closed the public hearing at 5:46pm.

- b. Consider approval of Conditional Use permit-** Jim Lord asked a motion from the commission regarding the conditional use permit for a single chair hair salon in basement to be located in a R-1 Zoned District located at 101 Glen Haven. Trudy Dils made a motion to approve the conditional use permit. Yvonne Reeves-Chong seconded the motion. The motion passed unanimously.

- 4. Adjournment –** With nothing further, Jim Lord adjourned the meeting at 5:52 PM. The next meeting of the Planning and Zoning Commission will be June 9, 2020 at 5:30p.m.