

Planning & Zoning Commission Minutes

July 19, 2023

In Attendance:

Commission: Twyla Cordry, Scott Owens, Bob Hyatt, Mark Cortesini, Timothy Rivera, Yvonne Reeves-Chong

City Staff: Miriam Jones, John Doyle, Nathan Carmon

Guests: Jerry Brown, Marissa Beatty

Absent: Abby Hosette, Jeremiah Nickels

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 June 13, 2023, for approval. Mark Cortesini made the motion to approve the minutes. Motion was seconded by Bob Hyatt. The motion passed unanimously.
3. **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 R-2 (Multi-Family Residential) for the property located at 802 Historic Route 66 West, Waynesville, MO 65583. Twyla Cordry stated that we had this discussion at last month's meeting, and it went to City Council. Bob Hyatt stated that it did go to city council and was voted on, but he had to abstain due to business relationship with applicant. It should have been tabled but since it wasn't and there wasn't a quorum with him abstaining it had to come back to Planning and Zoning. Twyla Cordry asked for a motion to send back to City Council for approval. Scott Owens made a motion to send the rezoning request to City Council for final approval. Mark Cortesini seconded the motion. Bob Hyatt abstained. All others in favor. Motion passed.
4. **Close Public Hearing-** With no further comments from citizens or commission, Twyla Cordry closed Public Hearing at 5:33 p.m.
5. **Review Draft Telecom Tower Ordinance-** Draft ordinance was provided at last month's meeting for commission to review and provide any provisions at this month's meeting. Scott Owens suggested changes to the verbiage in Section 435.001 and recommended providing guidelines that describe minimum appropriate security measures in section 435.003. Timothy Rivera had asked if the people doing the towers do a survey for the residents where the tower will be located. Mr. Doyle stated they have to determine the zoning area and notify in writing to everyone located within proximity about the public hearing that would take place for the tower, but they do not go door to door asking questions. Twyla Cordry suggested taking section 415 out. Nathan Carmon stated that it is there because it is state statute but would ask attorney. After further discussion from commission John Doyle stated as we gather questions or comments, we want to combine these and send to the city attorney to address these suggested changes and have city attorney provide feedback. Once that is done, we can bring a final tower ordinance back for review then send to City Council.
6. **Review Draft Chicken Ordinance-** Proposed chicken ordinance provided to commission for review. The goal is to create a chicken ordinance fitted for Waynesville and take to Council. Twyla Cordry stated the waste disposal needs addressed; cannot put in landfill; there needs to be proper disposal and need to find out what that is. Commission discussed lot sizes being a concern and fencing should be a requirement. Yvonne-Reeves Chong proposed an increase in lot size to 20,000 square feet and a provision that chickens are contained in a fenced back yard.

With no further business, the meeting was adjourned at 6:09 p.m. Next meeting scheduled for August 8, 2023, at 5:30 p.m.