City of Waynesville

Preserving the Past - Planning for the Future

100 Tremont Center Waynesville, MO. 65583

Planning & Zoning Commission Meeting

AGENDA

May 10, 2022

5:30pm

1. **Call to Order – Establish Quorum**

2. **Approval of Minutes – April 12, 2022**

3. **Open Public Hearing- Conditional Use to allow an 80-foot Splash Wireless tower to be located in the backyard of 104 Elliott Drive**

4. **Close Public Hearing**

5. **Open Public Hearing- Conditional Use to utilize a non-conforming structure in a C-2 zoned district as a R-1 use (single family dwelling unit) located at 102 Dyer Street**

6. **Close Public Hearing**

7. **Preliminary & Final Plats- Phase 3 of Pinnacle at the Summit**

8. **Other Business**

Adjourn

Next meeting scheduled for June 14, 2022 at 5:30pm.

Mayor Jerry Brown
City Administrator John Doyle
City Clerk Michele Brown

Phone (573) 774-6171
Fax (573) 774-5647
www.waynesvillemo.org

Planning & Zoning Commission Minutes
April 12, 2022

In Attendance:
Commission: Trudy Dils, Twyla Cordry, Yvonne Reeves-Chong, Cecil Davis, Clarence Liberty
City Staff: Nathan Carmon, Miriam Jones, John Doyle
Guests: Brianne Sides, Thomas Sides, Geni Westling, Don Westling, Connie Feighery
Media: Darrell Maurina
Absent: Scott Owens, Jerry Brown

1. **Call to Order** – Twyla Cordry called the meeting to order at 5:30 pm. A quorum was present. Twyla Cordry tabled item number 5 on the agenda- Preliminary and Final Plats for Phase 3 of Pinnacle at the Summit.
2. **Approval of Minutes** – Twyla Cordry put forth the minutes from the January 11, 2022 meeting for approval. Trudy Dils made the motion to approve the minutes. Motion was seconded by Yvonne Reeves-Chong. The motion passed unanimously.
3. **Open Public Hearing**– The public hearing was opened at 5:32 pm. Twyla Cordry stated this public hearing is for a conditional use permit at 815 Thorton Street for an Airbnb. Twyla Cordry asked if there were any comments from citizens. Connie Feighery resident at 817 Thorton Street stated that she finds herself here for the ridiculousness of a public hearing to allow Brianne Sides to own an Airbnb in their residential neighborhood. Mrs. Feighery feels that the City of Waynesville should make process easier for people to have an Airbnb. Mrs. Feighery stated that Brianne Sides will make an excellent host for this property at 815 Thorton Street and/or any other property she chooses to make an Airbnb. Twyla Cordry questioned why the process was difficult to apply for the conditional use permit. Brianne Sides stated it took about three months because she had to call several times and then she was told she couldn't turn in business license application until after this meeting. Mr. Doyle stated that there is a process we have to follow with everyone. The conditional use permit must be approved before submitting the business license application. March 2, 2022 was the date Brianne Sides conditional use permit paperwork was submitted and inspection was completed same day. There is a Public Notice that has to go out and be advertised 15 days prior to Planning and Zoning meeting which missed the deadline for March's meeting and put us at today's meeting. Twyla Cordry asked for a motion to send the Conditional Use Permit Request to City Council. Clarence Liberty made a motion to send the Conditional Use Permit Request to City Council. Yvonne Reeves-Chong seconded the motion. All in favor. Motion passed.
4. **Close Public Hearing** – With no further comments from citizens or commission, Twyla Cordry closed Public Hearing at 5:42pm.

With no further business, meeting adjourned at 5:42pm. Next meeting scheduled for May 10, 2022 at 5:30pm.

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING before the Planning and Zoning Commission of the City of Waynesville, Missouri is scheduled to be held at 5:30pm, Tuesday, May 10, 2022, in the Council Chambers at City Hall, 100 Tremont Center.

The purpose of this hearing is to consider a request for a Conditional Use to allow a 80 foot Splash Wireless tower to be located in the backyard of 104 Elliot Drive, Waynesville, MO 65583.

Any person interested in the matter may appear at the Public Hearing and present testimony or other evidence. After a Public Hearing, the Planning and Zoning Commission may, at its option, make a recommendation on the request to be presented to City Council.

Nathan Carmon
City of Waynesville
Building Official
Building2@waynesvillemo.org

#16-2tc

2x3
#16 & #17
4-20-22
4-27-22

Cost: $30.00 per week
$60.00 total

Needs affidavit of publication.
Will mail to:
City of Waynesville
100 Tremont Center
Waynesville MO 65583

THE CITY OF WAYNESVILLE

Utilities & Public Works Department

100 Tremont Center
Waynesville, MO. 65583
Phone: (573) 774-6171

CONDITIONAL USE PERMIT APPLICATION

All zoning applications submitted for consideration and approval *must* include the completed summary information outlined in Section 3 and two (2) copies of the sealed/signed engineered plans that support the application which is being submitted.
No action will be taken on the application if the application is incomplete or the required additional documents are not provided.
Processing times for applications could take 7 to 10 days.

OFFICE USE ONLY

Date Received_____ Permit No. _____

PERMIT FEE COST $_____

PROPERTY LOCATION: 104 Elliott Dr.

1. APPLICANT INFORMATION

Name: Alfred Barrett	Title: Home owner	Date: 12 Apr. 22

Address – City, State, Zip Code: 104 Elliott Dr. Waynesville MO. 65583

Applicant's Signature: Alfred Barrett	Phone: (573) 842-9462

2. OWNER INFORMATION (if different from applicant)

Name: Same	Phone No.

Address:

Owner's Signature:	Date:

3. DEVELOPMENT SUMMARY

Zoning Summary

Current project site zoning district classification:		
Proposed use for development:		
Adjoining property owners address list provided?	☐ Yes	☐ No
Is proposed development permitted in current zoning district?	☐ Yes	☐ No
Will any variances be required to accommodate project development?	☐ Yes	☐ No
Has adjoining property owners address list been provided?	☐ Yes	☐ No
Has preliminary plat been submitted and approved?	☐ Yes	☐ No
Has final plat been submitted, approved and recorded?	☐ Yes	☐ No
Will development be constructed in separate phases, section or tracts?	☐ Yes	☐ No
Has the Master Plan been submitted and approved?	☐ Yes ☐ No	☐ N/A
Development timeline submitted?	☐ Yes ☐ No	☐ N/A

Land Use Summary

Gross land area of project site:	SqFt _____	Acres _____
Net land area to be developed:	SqFt _____	Acres _____
Number of lots or tracts to be developed:		_____
Smallest lot size to be developed:	SqFt _____	Acres _____
Total commercial structures to be constructed:		_____
Total leasable space within the commercial structure:		_____
Total dwelling units (DU) per structure:		_____
Number of DU per structure:		_____

For Splash tower
80 ft tall
Backyard

Established: 05/24/18

Water Service Infrastructure Summary cont.			
Have Missouri DNR approved permits been issued?	☐ Yes	☐ No	☐ N/A
Have water supply system plans and specifications been submitted?	☐ Yes	☐ No	☐ Pending
Sanitary Sewer Service Infrastructure			
Existing utility easements sufficient to support development?		☐ Yes	☐ No
Will new utility easements be required?		☐ Yes	☐ No
Has recorded grant of easement been provided?	☐ Yes	☐ No	☐ N/A
Is existing sanitary sewer service available and shown on site plan?		☐ Yes	☐ No
What is the size of the existing service main?		Inch _____	
Is existing service adequate to support development?		☐ Yes	☐ No
Are new service mains to be installed by developer?		☐ Yes	☐ No
What is the size of the new service main?		Inch _____	
Will new sanitary sewer be a "pressure" or "gravity" system?		_____	
Will lift stations be installed and/or upgraded?		☐ Yes	☐ No
Will grinder pumps be installed and/or upgraded?		☐ Yes	☐ No
Are proposed sanitary sewer line and manholes shown on site plan?	☐ Yes	☐ No	☐ N/A
Have Missouri DNR approved permits been issued?	☐ Yes	☐ No	☐ N/A
Have water supply system plans and specifications been submitted?	☐ Yes	☐ No	☐ Pending
Electrical Service Infrastructure			
Existing utility easements sufficient to support development?		☒ Yes	☐ No
Will new utility easements be required?		☐ Yes	☒ No
Has recorded grant of easement been provided?	☐ Yes	☐ No	☐ N/A
Is existing electrical service available and shown on the site plan?		☐ Yes	☐ No
Is existing service adequate to support development?		☒ Yes	☐ No
Do new service lines need to be extended to the development site?		☐ Yes	☒ No
What are the estimated maximum load requirements?		Amp service 120v/5 Amps	
Number of individual meters required for project:		0	
Are transformer pad locations shown?		☐ Yes	☐ No
What size transformer is required to support project?		_____	
Are street light locations shown?	☐ Yes	☐ No	☐ N/A
Are parking lot area lights shown?	☐ Yes	☐ No	☐ N/A
Natural Gas Service Infrastructure			
Existing utility easements sufficient to support development?		☐ Yes	☐ No
Will new utility easements be required?		☐ Yes	☐ No
Has recorded grant of easement been provided?	☐ Yes	☐ No	☐ N/A
Is existing natural gas service available and shown on the site plan?		☐ Yes	☐ No
What is the size of the existing service main?		☐ Yes	☐ No
Is existing service adequate to support development?		☐ Yes	☐ No
What is the size of the new service main?		Inch _____	
Do new service lines need to be extended to development site?		_____	
Approximate length of required line extension?		Feet _____	
What are the estimated BTU load requirements?		BTU's _____	

No building permit applications, specifications or plans will be accepted by the Building Department until this application has been before the Planning & Zoning Commission and forwarded to the City Council and has been approved. Approval of a Conditional Use Permit does not authorize or constitute the approval of a building permit or the approval of the construction plans and documents for said development.

Owner Name	Owner Address	Owner City	Owner State	Owner Zip
EAGLES LANDING I LLC	15540 STATE ROUTE C	NEWBURG	MO	65550-0000
FRANCOIS RODOLPHE	106 ELLIOTT DR	WAYNESVILLE	MO	65583-2018
CONWAY SUN CHA KIM	135 PLATTNER AVE	ST ROBERT	MO	65584-0000
SUMMERS KYLE & KATHERINE	410 SWEDEBORG RD	WAYNESVILLE	MO	65583-2040
COMTE WILLIAM & SHELLY STACEY	100 ELLIOTT DRIVE	WAYNESVILLE	MO	65583-0000
FRANCE MICHAEL J & JANET C	317 BOBBY DALE DRIVE	WAYNESVILLE	MO	65583-0000
BARRETT ALFRED	104 ELLIOTT DRIVE	WAYNESVILLE	MO	65583-0000
JARR1 LLC	PO BOX F	WAYNESVILLE	MO	65583-0000
HARMON ARTHUR L & HANNA R	102 ELLIOTT DR	WAYNESVILLE	MO	65583-0000
NEWELL FRED	108 ELLIOTT DR	WAYNESVILLE	MO	65583-2018

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The purpose of this hearing is to consider a request for a Conditional Use to utilize a non-conforming structure in a C-2 zoned district as a R-1 use (single family dwelling unit) located at 102 Dyer Street, Waynesville, MO 65583.

Any person interested in the matter may appear at the Public Hearing and present testimony or other evidence. After a Public Hearing, the Planning and Zoning Commission may, at its option, make a recommendation on the request to be presented to City Counci.

Nathan Carmon
City of Waynesville
Building Official
Building2@waynesvillemo.org

#16-2tc

2x3
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4-20-22
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Cost: $30.00 per week
$60.00 total

Needs affidavit of publication.
Will mail to:
City of Waynesville
100 Tremont Center
Waynesville MO 65583

RECEIVED

APR 1 3 2022

Per _____

THE CITY OF WAYNESVILLE

Utilities & Public Works Department

100 Tremont Center
Waynesville, MO. 65583
Phone: (573) 774-6171

CONDITIONAL USE PERMIT APPLICATION

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OFFICE USE ONLY

Date Received_____ Permit No. _____

PERMIT FEE COST $ _____

PROPERTY LOCATION: 102 Dyer Street Waynesville, (Behind 503 Historic 66

1. APPLICANT INFORMATION

Name: Donald + Geni Westling	Title:	Date: 04/12/2022
Address – City, State, Zip Code: 21345 Hwy 17 Waynesville, MO 65583		
Applicant's Signature: Geni L Westling	Phone: 573-528-4822	

2. OWNER INFORMATION (if different from applicant)

Name:	Phone No.
Address:	
Owner's Signature:	Date:

3. DEVELOPMENT SUMMARY

Zoning Summary

Current project site zoning district classification:

Proposed use for development: Rental House

Adjoining property owners address list provided?	☐ Yes	☐ No
Is proposed development permitted in current zoning district?	☐ Yes	☐ No
Will any variances be required to accommodate project development?	☑ Yes	☐ No
Has adjoining property owners address list been provided?	☐ Yes	☐ No
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Owner Name	Owner Address	Owner City	Owner State	Owner Zip
CITY OF WAYNESVILLE	100 TREMONT CENTER	WAYNESVILLE	MO	65583-0000
ROPER ROBERT & SANDRA	24680 SAFE ROAD	WAYNESVILLE	MO	65583-0000
RYBERG MARIE	4344 ROCKWOOD RD	CHARLOTTE	NC	28214-0000
CITY OF WAYNESVILLE	601 HISTORIC 66 W	WAYNESVILLE	MO	65583-0000
WESTLING DONALD & GENI LYNN	21345 HIGHWAY 17	WAYNESVILLE	MO	65583-3524
DYER STREET RENTALS LLC	21999 ROSEWOOD	WAYNESVILLE	MO	65583-0000
ROPER ROBERT & SANDRA	24680 SAFE RD	WAYNESVILLE	MO	65583-0000
DYER STREET RENTALS LLC	21999 ROSEWOOD DR	WAYNESVILLE	MO	65583-2730