

Planning & Zoning Commission Minutes
July 9, 2024

In Attendance:

Commission: Twyla Cordry, Bob Hyatt, Scott Owens, Jeremiah Nickels, Mark Cortesini, Yvonne Reeves-Chong

City Staff: Miriam Jones, John Doyle, Nathan Carmon

Guests: Mark Rowden, Ed Wilson, Samantha Wilson, Mayor Sean Wilson

Absent: Timothy Rivera

- **Call to Order** – Twyla Cordry called the meeting to order at 5:30 p.m. A quorum was present.
- **Approval of Minutes** – Twyla Cordry put forth the meeting minutes from May 14, 2024, for approval. Jeremiah Nickels made the motion to approve the minutes. Motion was seconded by Bob Hyatt. The motion passed unanimously.
- **Open Public Hearing**- Twyla Cordry opened the public hearing at 5:30 p.m. for a rezoning request from C-2 to I-2 for the property located at parcel number 117026001006005000 and parcel number 117026001010001000, Waynesville, MO 65583. Nathan Carmon stated these are two separate parcels. Ed Wilson Body Shop sits on one parcel and the other parcel is vacant. Currently non-conforming use and requesting to make conforming; needs to be rezoned to I-2. Has had residential dwelling unit below the body shop and would like to keep same use, body shop upstairs, residential downstairs. Ed Wilson stated he is not making any major changes, just would like to repair the downstairs and be able to live in the living quarters.
- **Close Public Hearing**- With no further comments, Twyla Cordry closed the public hearing at 5:36 p.m. Bob Hyatt made a motion to approve with condition to utilize structure as auto body shop and allow residential use on bottom of structure. Mark Cortesini seconded the motion. Motion passed unanimously.
- **Phase 2- Pinnacle Place Final Plat**- Nathan Carmon stated the Preliminary Plat was reviewed in May. Twyla Cordry asked if the plat has changed. Nathan Carmon stated the sewer easements have changed but the buildings remain the same as they were on the preliminary plat. The setback requirements are indicated in the general notes on the plat. Mark Cortesini stated on the original plat these items were not identified and now they are so he is good with the final plat. Twyla Cordry would like to entertain a motion to approve plat. Jeremiah Nickels made a motion to approve the final plat. Yvonne Reeves-Chong seconded the motion. Motion passed unanimously.

With no further business, the meeting was adjourned at 5:45 p.m.

The next meeting is scheduled for August 13, 2024, at 5:30 p.m.