



City of Waynesville

Preserving the Past - Planning for the Future

100 Tremont Center Waynesville, MO. 65583

Planning & Zoning Commission Meeting

AGENDA

October 12, 2021

5:30pm

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

2. **Approval of Minutes – September 14, 2021**

3. **Open Public Hearing- Conditional Use Permit for Telecommunications Tower**

4. **Close Public Hearing**

5. **Other Business**

Adjourn

Next meeting scheduled for November 9, 2021 at 5:30pm.



Planning & Zoning Commission Minutes
September 14, 2021

In Attendance:

Commission: Cecil Davis, Mayor Jerry Brown, Scott Owens, Trudy Dils, Twyla Cordry, Eric Obermuller

Absent: Yvonne Reeves-Chong

City Staff: Nathan Carmon, Tracey York, Miriam Jones, John Doyle

Guests: Bennie Weaver, Keith Pritchard, Bill Catts, Caleb Rowden, Mark Rowden, Angie Cable

Media/Press: Darrell Maurina

- 1. Call to Order** – Twyla Cordry called the meeting to order at 5:31 pm. A quorum was present. Twyla Cordry tabled item #5 due to the preliminary plat not being ready.
- 2. Approval of Minutes** – Twyla Cordry put forth the minutes from the August 18, 2021 meeting for approval. Mayor Jerry Brown made the motion to approve the minutes. Motion was seconded by Trudy Dils. The motion passed unanimously.
- 3. Public Hearing – Rezoning Request Application to accommodate a new phase of residential dwellings east of the Summit Subdivision located at the end of La Vista and Mesa** – The public hearing was opened at 5:31 pm.
John Doyle stated that at the previous Planning and Zoning meeting the rezoning request was approved. However, could not send forward to City Council for final approval as the developer was not present at the Planning and Zoning meeting. The approval still stands and the developer is now present to answer questions. Citizens would like to know what are the construction phases, where will the houses start and end. Curt Cox (developer) stated that houses will begin by the Water Tower. Houses will all be single family R-1 homes. Construction type is similar to what is already in the Summit and there will be a restricted covenant developed. Cecil Davis lives near the water tower and stated if a full vinyl siding cookie cutter house gets built three houses down from him the value would go down on his house. Curt Cox assured him that the homes would not be fully vinyl and they do not build cookie cutter homes. Curt Cox also stated that they will be in compliance with all regulations. Bill Catts (114 La Vista Drive) asked how many houses would be developed? Curt Cox stated there would be an estimated of 160 homes built. Mr. Catts said that he was not opposed to the development, just concerned about traffic and asked if there would be another way to exit subdivision. Mr. Catts stated that Swedeborg needs to be widened and trees removed off pavement. There needs to be an alternate way to get to 66. Keith Pritchard (300 Highland Woods) was present to reiterate what he spoke about at the last meeting. Mr. Pritchard said that he is an adjoining property owner and owns the land to the west of the new development. He would one day like to develop housing on this land which is already annexed into the City and would like the city to consider extension of utilities to that property to accommodate future development. Bennie Weaver (116 La Vista Dr) stated that he has the same concerns as Bill Catts. Mr. Weaver is also not opposed to the development, just has major concerns on traffic and would like to know what the plan is. Mayor Jerry Brown advised Mr. Weaver and Mr. Catts to bring their concerns about the road to the Roads and Grounds Committee meeting as they would be the ones to address their concerns.
- 4. Close Public Hearing** – With no further comments from citizens, Twyla Cordry closed Public Hearing at 5:59pm.

5. **Preliminary Plat for Phase One of Summit extension located at the end of La Vista and Mesa-**
TABLED
6. **Final Plat approval for Phase One of Summit extension located west of intersection of Pinnacle and Mesa-** Final plat was provided. Twyla Cordry asked if there were any questions. Having no questions, Twyla Cordry entertained a motion to approve the final plat. Trudy Dils made a motion. Scott Owens seconded the motion. The motion passed unanimously.
7. **Other Business** – Mayor Jerry Brown made a motion to approve the Rezoning Request Application for the new phase of residential dwellings east of the Summit subdivision located at the end of La Vista and Mesa to rezone from an A-1 Zoning (Agricultural) to an R-1 Zoning (Residential). Eric Obermuller seconded the motion. The motion passed unanimously.
8. **Adjourn** –Meeting adjourned at 6:02 pm.

The next meeting of the Planning and Zoning Commission is scheduled to be held on October 12, 2021.



**CITY OF WAYNESVILLE
PUBLIC WORKS & BUILDING DEPARTMENT**

601 Historic 66 West
Waynesville, MO. 65583
Phone: 573-774-6171

**CONDITIONAL USE
PERMIT APPLICATION**

Property Location: 107 Viren Lane Permit #:

All zoning applications submitted for consideration and approval *must* include the completed summary information outlined in Section V 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 itself is incomplete or any required plans are not provided. This application must include the request for conditional use certificate.

No development activities of any kind may commence without prior approval of a zoning application.

No building permit applications, specifications or plans will be accepted until this application has been approved. Approval of a zoning application does not authorize or constitute the approval of a building permit or the approval of the construction plans and documents for said development.

1. APPLICATION INFORMATION

Name: (Last, First, Middle Initial) Verizon Wireless

Address: 180 Washington Valley Road City, State, Zip Code: Bedminster, NJ 07921

Home Phone: Work Phone: Cell Phone: 254-717-1362

Applicant's Signature: [Signature] (Paul Sileo Agent for Verizon) Date: 8-13-21

2. PROPERTY OWNER'S INFORMATION

Owner's Name: (If not applicant) Richard Viren Jr Owner's Address: 107 Viren Lane

City, State, Zip Code: Waynesville, MO 65583

Owner's Signature: Date:

3. APPLICATION FEE:

\$ _____ Payable upon submittal of application to the "City of Waynesville".

4. DEVELOPMENT SUMMARY:

Zoning Summary:

Current project site zoning district classification: R-3

Proposed use for development: Telecommunications tower

- 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 N/A
- Has final plat been submitted, approved and recorded? Yes No N/A

Will development be constructed in separate phases, sections or tracts?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Master plan been submitted and approved?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Development timeline submitted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Lane Use Summary		
Gross land area of project site:	Sqft <u>362419</u>	Acres <u>8.32</u>
Net land area to be developed:	Sqft <u>2730</u>	Acres <u>—</u>
Number of lots or tracts to be developed:	<u>1</u>	
Smallest lot size to be developed:	<u>NA</u>	Sqft _____ Acres _____
Total commercial structures to be constructed:	<u>Telecommunications tower and equipment within fence</u>	
Total leasable space's within the commercial structure:	<u>NA</u>	
Total dwelling units (DU) to be constructed for project:	<u>None</u>	
Number of dwelling units (DU) per structure:	<u>NA</u>	
Gross floor area per structure:	<u>NA</u>	Sqft _____
Net floor area per dwelling units (DU) or leasable space:	<u>NA</u>	Sqft _____
Number of stories per structure:	<u>NA</u>	
Total height of each structure:	<u>Tower - 199'</u>	
Will any accessory structures be built?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Number of accessory structures to be built:	<u>NA</u>	
Type of accessory structure to be built:	<u>NA</u>	
Gross floor area of all accessory structures to be built:	<u>NA</u>	Sqft _____
Is development site floodplain regulated:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Community FIRM Panel No.:	<u>29169C0253D</u>	Date of FIRM: <u>5-3-2010</u>
Has a floodplain development permit been applied for?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Is elevation certificate provided if project site is floodplain regulated?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Have Missouri DNR storm water permits been approved and issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Have Missouri DNR general operating permits been approved and issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Has local land disturbance permit been applied for?	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Development Plan Summary		
Has project site plan been submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Has grading plan been submitted?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Are property/lot lines shown?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Are minimum lot size requirements met?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Are building setbacks shown and acceptable?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A

Are fire separation distances between structures shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
What is the fire separation distances between structures?	NA Ft _____		
Are existing utility easements shown?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are the location of existing buildings/structures on the property shown?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are the location of proposed building/structures shown?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are existing streets that adjoin property shown?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Are new street right-of-ways shown and named?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Are off-street parking areas shown with minimum requirements met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Water Service Infrastructure Summary - None Required			
Is existing utility easements sufficient to support development?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Will new utility easements be required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Has recorded grant of easement been provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Is existing water service available and shown on site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
What is the size of the existing service main?	NA Inch _____		
Is existing service adequate to support development?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
Are new service mains to be installed by the developer?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
What is the size of the new service main?	NA Inch _____		
How many individual water meters are required for project?	NA		
What size meter's are required or specified?	NA Inch _____		
Are meter locations indicated on the site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Are existing fire hydrant locations shown on the site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Are new fire hydrants needed?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Have Missouri DNR approved permits been approved and issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Have water supply system plans and specifications been submitted?	NA	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> Pending
Sanitary Sewer Service Infrastructure Summary - None Required			
Existing utility easements sufficient to support development?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
Will new utility easements be required?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
Has recorded grant of easement been provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Is existing sanitary sewer service available and shown on site plan?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
What is the size of the existing service main?	NA Inch _____		
Is existing service adequate to support development?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
Are new service mains to be installed by developer?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
What is the size of the new service main?	NA Inch _____		
Will new sanitary sewer be "pressure" or "gravity" system?	NA		
Will lift stations be installed and/or upgraded?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
Will grinder pumps be installed and/or upgraded?	NA <input type="checkbox"/> Yes <input type="checkbox"/> No		
Are proposed sanitary sewer line and manholes shown on site plan?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A

Have Missouri DNR approved permits been approved and issued?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Have water supply system plans and specifications been submitted?	<i>NA</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> Pending
Electrical Service Infrastructure Summary			
Existing utility easements sufficient to support development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Will new utility easements be required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Has recorded grant of easement been provided?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Is existing electrical service available and shown on site plan?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Is existing service adequate to support development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Do new service lines need to be extended to development site?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
What are the estimated maximum load requirements?	Amp service <i>200A per meter</i>		
Number of individual meters required for project:	<i>4 maximum</i>		
Are transformer pad locations shown?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
What size transformer is required to support project?	<i>50 KVA</i>		
Are street light locations shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Are parking lot area lights shown?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Natural Gas Service Infrastructure <i>-None Required</i>			
Existing utility easements sufficient to support development?	<i>NA</i>		
Will new utility easements be required?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Has recorded grant of easement been provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
Is existing gas service available and shown on site plan?	<i>NA</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
What is the size of the existing service main?	<i>NA</i>	Inch _____	
Is existing service adequate to support development?	<i>NA</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
What is the size of the new service main?	<i>NA</i>	Inch _____	
Do new service lines need to be extended to development site?	<i>NA</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Approximate length of required line extension:	<i>NA</i>	Feet _____	
What are the estimated BTU load requirements?	<i>NA</i>	BTU's _____	



Address Point	Parcel	Section	Owner Name	Property Address	Owner Address	Owner City	Owner State	Owner Zip
...	11702603000008001	X	WAYNESVILLE SENIOR HOUSING LP		MULTI-FAMILY LOAN SERVICING DEPARTMENT	KANSAS CITY	MO	64105-0000
...	11702603002002010	X	HUDSON TONYA M.	423 FLEETWOOD DRIVE	423 FLEETWOOD DRIVE	WAYNESVILLE	MO	65583-0000
...	118027000000009000	X	LAND RUTH E TRUST		1808 CITY RT I-44 W	WAYNESVILLE	MO	65583-0000
...	1170260300000030006	X	SHASSERRE FRANK P #1		1844 BASS ROAD	CUBA	MO	65453-0000
...	1170260300000010056	X	POLLMAN PATRICK J & THERESA A		200 HERSHEY DRIVE	WAYNESVILLE	MO	65583-0000
...	11702603002002029	X	HUDSON TONYA M.	423 FLEETWOOD DR	423 FLEETWOOD DR	WAYNESVILLE	MO	65583-3501
...	11702603002004000	X	WAYNESVILLE REAL ESTATE INVEST		3570 KEITH STREET	CLEVELAND	TN	37312-0000
...	11702603002002009	X	THOMPSON ELISHA L		11675 ROSEMARY LANE	ROLLA	MO	65401-0000
...	11702603002003001	X	WAYNESVILLE ESTATES LLC		100 W BROOKHAVEN DR NE	ATLANTA	GA	30319-0000
...	118027000000008000	X	FOSTER TIMOTHY D & GINA M		PO BOX 4072	WAYNESVILLE	MO	65583-0000
...	11702603002002028	X	WILSON MARINA M	421 FLEETWOOD DR	421 FLEETWOOD DR	WAYNESVILLE	MO	65583-3501
...	11702603002003002	X	VIREN APARTMENTS HOLDINGS LLC	101 & 103 VIREN	473 OLD RT 66	ST ROBERT	MO	65584-0000

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held by the Waynesville Planning & Zoning Committee at the City Council Chambers in City Hall, 100 Tremont Center, Waynesville on October 12, 2021 at 5:30 p.m.

The purpose of this hearing is to consider a Conditional Use Permit Request to allow a telecommunications tower in a R-3 Zoned District located at 107 Viren Lane Waynesville MO.

Any person interested in the matter may appear at the Public Hearing and present testimony or other evidence. After a Public Hearing, the City Council may, at its option, act on the Conditional Use Permit.

Nathan Carmon
City of Waynesville
Building Official

INSERT Date: By September 22, 2021

#38-11c

2x3.5

#38

9-22-21

Cost: \$35.00

Needs an affidavit of
publication.

Will mail to :

City of Waynesville
100 Tremont Center
Waynesville MO 65583