

THE CITY OF OSAGE BEACH, MISSOURI
PLANNING COMMISSION MINUTES OF THE REGULAR MEETING

July 14, 2020

Call to Order

Chairman Susan Ebling called the Planning Commission of the City of Osage Beach, Missouri, to order at the regular meeting on July 14, 2020 at 6:00 pm at City Hall and stated if anyone can't hear, please let us know. If anyone would like to speak, please sign in now at the sign in sheet by the microphone.

Roll Call

The following Commissioners were present: Mayor John Olivarri, Alderman Richard Ross, Chairman Susan Ebling, Nancy Viselli, Michelle Myler, Tony Kim and Kellie Schuman. Absent was Don Chisholm and Alan Blair. Also present: City Planner Cary Patterson, Planning Commission Secretary Pam Campbell, David Van Leer representing Cochran Engineering and City Attorney, Ed Rucker.

Minutes - 6-9-2020 and 6-25-2020

Chairman Ebling asked if there were any corrections or comments regarding the June 9, 2020 regular meeting minutes and the June 25, 2020 special meeting minutes. Mayor Olivarri stated there is a correction to the June 9, 2020 minutes, Don Sturn's no vote regarding Rezoning Case 406: Arapaho, LLC C-1/C-1B to E-3 Overlay was omitted. *Michelle Myler made a motion to approve the June 9th, 2020 minutes as amended and the June 25, 2020 minutes and Mayor Olivarri seconded the motion which passes unanimously.*

Chairman Ebling read the following:

The Planning Commission is a board of volunteers that is appointed by the Mayor and Board of Aldermen. Its function is to review and make recommendations to the Board of Aldermen on matters concerning development, the Land Use Code, and zoning map of the City of Osage Beach, including amendment and changes thereto. Recommendations will be made with consideration of conformance to the Osage Beach Municipal Code along with the following:

- Relatedness of the proposed amendment to goals and outlines of the long-range physical plan of the City.
- Existing uses of property within the general area of the property in question.
- The zoning classification of property within the general area of the property in question.
- The suitability of the property in question to the uses permitted under the existing zoning classification.
- The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification

Our goal in regulating is to provide adequate provision for transportation, water, sewer, schools, parks, and other public needs including safety, health and general welfare, light and air, while conserving the value of buildings and property through encouraging the most appropriate use of land within the municipality.

New Business

Chairman Ebling stated that the first order of business is the hearing of Rezoning Case 406 Arapaho, LLC, and asked for comments from the staff on this request.

Planner Patterson stated the terms are consistent with the previous request, no change and he and Ed Rucker, the City Attorney are here to answer any questions and will turn this back to the Commission.

Chairman Ebling asked the applicant if he wished to speak.

Andy Prewitt stepped up and said he would like to address some previous issues brought up that they were not being good neighbors and stated:

- Always try to keep things clean and the trash picked up
- Donated over \$37,500 to charitable events
- Have 150 letters in support with 66 being Osage Beach residents
- The independent traffic study indicated it could handle the additional vehicles on Sunset Drive
- Gary and I met with neighbors on Sunset with 14 showing up and a majority are second homeowners
- Signs will be put on the docks regarding loud music
- Trees will buffer and reduce the sound of the amphitheater
- Concerts will be limited to 12 per year
- This will drive tourism
- They will pay half the cost of the wake break, even though they are at the back of the cove
- The last three years, have had over 120 employees
- Have paid over \$1 million in taxes
- The amphitheater will bring more people, more jobs and more sales tax

Andy stated he would be happy to answer any questions.

Tony Kirn asked Andy about funding the cove cost.

Andy replied they will pay half the wake break and the cost is determined by Ameren.

Chairman Ebling asked if there were any other questions and stated this is a public hearing and if you signed in to please come up and limit your comments to five minutes.

Mike Blaine stepped up and stated he lives on Sunset and questioned the parking lot on Sunset and if the police department would be doing traffic control on days of events and if the parking lot would be open only when the amphitheater has events.

Planner Patterson stated the parking lot could be gated but it's not required.

Mike Blaine asked if that is part of the plan, for it to be an open lot.

Planner Patterson replied this is not part of the request.

Mike Blaine stated that this should go to the Board of Aldermen for a decision.

Dusty Jewell stepped up and stated he is a manager at Backwater Jack's and would like to

address some concerns brought up at the last meeting. He stated they have done things from an environmental standpoint such as biodegradable to-go boxes and straws, the sound from music will be muffled from the trees, they have sound dampening technology decibel readers, they have sound control over the bands, the police department has only pulled over two boats leaving the cove, signage will be put up asking people to be more responsible, the city will flourish, this will stimulate the local businesses, there will be Spring to Fall concerts that will be spread out and will help Osage Beach thrive. He stated he will answer any questions.

Susan Daly stepped up and asked if this was a zoom meeting

Mayor Olivarri stated no.

Susan Daly asked if the police will be present to direct traffic.

Planner Patterson said only at events themselves or large events such as July 4th that are on a larger scale. The issue on Memorial Day on Beach Drive was the overflow of people that has never happened before but probably with the COVID issue, more people were here.

Susan Daly brought up other concerns such as traffic, guns being brought into the community, the adjacent people weren't notified by certified letters, the leaves and foliage will be off the trees for no sound barrier and said this issue needs to go to the Board of Alderman for a decision.

Chairman Ebling asked if there was anyone else who would like to speak and if there were any comments from a legal standpoint.

City Attorney, Ed Rucker, stated the file is complete and ready for a decision and this Commission only makes recommendations to the Board of Aldermen.

Chairman Ebling said this is now closed for public comments and asked for a motion.

Commissioner Kellie Schuman made a motion to approve Rezoning Case 406: Arapaho, LLC, C-1/C-1B to E-3 Overlay and Nancy Viselli seconded the motion. A roll call vote was taken as follows:

*Mayor Olivarri - yes
Alderman Richard Ross - yes
Chairman Susan Ebling - yes
Nancy Viselli - yes
Michelle Myler - no
Tony Kim - no
Kellie Schuman - yes*

Pam Campbell stated there were 5 yes and 2 no votes.

Planner Patterson stated this case will be forwarded to the Board of Aldermen at the first meeting in August.

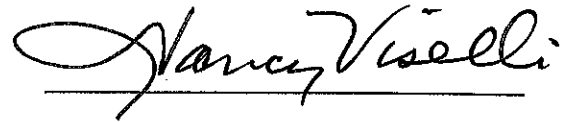
Adjourn

Chairman Ebling adjourned the meeting at 6:33 p.m.

I, Pam Campbell, Planning Commission Secretary, for the City of Osage Beach, Missouri, do hereby certify that the above foregoing is a true and complete journal of proceedings of the regular meeting of the Planning Commission of the City of Osage Beach, Missouri, held on July 14, 2020.

Handwritten signature of Pam Campbell in cursive script, written over a horizontal line.

Pam Campbell, Planning Commission Secretary

Handwritten signature of Nancy Viselli in cursive script, written over a horizontal line.

Nancy Viselli, Secretary

CITY OF OSAGE BEACH

PLANNING COMMISSION

REZONING CASE 406: Arapaho, LLC, C-1/C-1B to E-3 Overlay

(Rehearing as approved at a Special Meeting of the Planning Commission held on June 25, 2020)

July 14, 2020 - 6:00 PM

(Please print)

Name	Address	Email	Phone #
Andrew Prewitt	12 Allen Road	Andy@prewittenterprises.com	573-365-9440
Susan Daly	4512 Sunset Dr	sudaudaly@charter.net	66082984
Mike Blaise	4504 Sunset Dr.		
Dusty Jewell	202 W. H Rd	alastarsec@gmail.com	573-280-3671
Allen Prewitt	264 Blue Springs Dr.	KnobbyKay@gmail.com	573 480-1184