

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

August 11, 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 August 11, 2020 at 6:00 pm at City Hall.

Roll Call

The following Commissioners were present: Mayor John Olivarri, Alderman Tyler Becker, Chairman Susan Ebling, Nancy Viselli, Michelle Myler, Tony Kirn and Kellie Schuman. Absent was Don Chisholm, Alan Blair and Jeff Dorhauer. Also present: City Planner Cary Patterson, Planning Commission Secretary Pam Campbell, and City Attorney, Ed Rucker.

Minutes - 7/14/2020

Chairman Ebling asked if there were any corrections or comments regarding the July 14, 2020 regular meeting minutes. There were none. *Nancy Viselli made a motion to approve the July 14, 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 amendments 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 No 407 Kaiser Investment Partnership and Randall Kent, C-1 General Commercial to I-1 Light Industry, and asked for comments from the staff on this request. Planner Patterson delivered the following report.

**PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION**

Date:	August 11, 2020	Case Number:	407
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Applicant: Kaiser Investment Partnership and Randall Kent

Location: 511 Highway 42 (American Sun Control).

Petition: Rezoning from C-1 General Commercial to I-1 Light Industry

Existing Use: Vacant commercial property

Existing Zoning: C-1 General Commercial

Tract Size: 2.8 acres

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	I-1 Light Industry	American Sun Control
<u>South:</u>	C-1 General Commercial	Unincorporated Mixed Uses
<u>East:</u>	C-1 General Commercial	42 frontage businesses
<u>West:</u>	I-1 Light Industry	American Sun Control

**The Osage Beach Comprehensive Plan
Designates this area as appropriate for:** Heavy Traffic Commercial

<u>Rezoning History</u>	<u>Date</u>
Kaiser Annexation Zoning	November 1997

Utilities

<u>Water:</u>	City	<u>Gas:</u>	NA
<u>Electricity:</u>	Ameren	<u>Sewer:</u>	City

Access: Property derives access via Highway 42 and Antioch Lane.

Analysis:

1. The applicants are the owners of the 2.8-acre parcel in question. The parcel was zoned C-1 (General Commercial) upon its annexation into the City in 1997.
2. The applicant is requesting this rezoning to accommodate a prospective buyer for the property that plans to have some light manufacture activity within the proposed facility on the subject property.
3. In 2008, the City approved a rezoning request for the property surrounding the subject piece from C-1 (General Commercial) to I-1 (Light Industry) to allow a use similar to what is being proposed for the subject property.

Department Comments and Recommendations:

The City of Osage Beach is a community where finding locations for industrial uses is difficult to say the least. The Highway 42 Corridor, however, has been identified as a location where these types of uses would most efficiently occur, particularly the area towards the outskirts of town. The subject property along with several of the adjacent properties would greatly benefit from the added use flexibility provided by the I-1 zone which permits all of the uses within the C-1 zone along with some light manufacturing and assembly, storage, freight, laundry mats etc. This type of use certainly fits in with the character of the area where there are several activities such as boat mechanics, storage yards, a lumber yard, and a fire station. The comprehensive plan recommends heavy traffic commercial use which includes the majority of the uses within the I-1 zone, by allowing C-1 uses to be located within the I-1 zone; the zoning code itself establishes that C-1 and I-1 uses are compatible and complementary. **With this in mind the Planning Department would recommend approval of this request and would also recommend that the City react positively to any similar requests for adjacent properties that could be made in the future.**

Chairman Ebling asked if anyone has any questions for the applicant or the City Planner and stated there is no one here in opposition since the applicant is the only one in the audience.

Ed Rucker, City Attorney, said the file is complete and ready for a recommendation by the Commission.

Commissioner Tony Kirn made a motion to approve Rezoning Case Rezoning Case 407 Kaiser Investment Partnership and Randall Kent, C-1 General Commercial to I-1 Light Industry and Michelle Myler seconded the motion.

Chairman Ebling asked Planner Patterson if he had any reports.

Reports

Planner Patterson stated he appreciated and welcomed the new Commissioner, Alderman Tyler Becker, and he would be our liaison back to the Board of Aldermen. There was a new Commissioner appointed, Jeff Dorhauer, who will fill the vacant seat of Don Sturn.

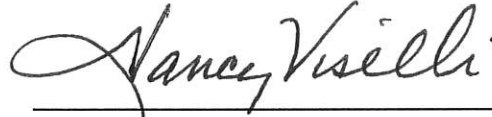
Adjourn

Chairman Ebling adjourned the meeting at 6:07 p.m.

I, Pam Campbell, Planning Department 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 August 11, 2020.



Pam Campbell
Planning Department Secretary



Nancy Viselli
Planning Commission Secretary