

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

November 8, 2022

Call to Order

Acting Chairman Mayor Michael Harmison in the absence of Chairman Susan Ebling called the Planning Commission of the City of Osage Beach, Missouri, to order at the regular meeting on November 8, 2022 at 6:00 p.m. at City Hall. Everyone stood for the Pledge of Allegiance.

Roll Call

The following Commissioners were present: Bill Mackay, Alan Blair, Gary Jones, Angie Schuster, Nancy Viselli, Mayor Michael Harmison, Tony Kirn, and Jessica Rozier. Also present: City Planner Cary Patterson, and Planning Department Secretary Pam Campbell. The following were absent: Chairman Susan Ebling, Alderman Bob O'Steen, Bill Morgan, and City Attorney Ed Rucker.

Minutes - 9/13/2022

Acting Chairman Mayor Michael Harmison asked if there were any corrections or comments regarding the September 13, 2022, regular meeting minutes. There were none. *Tony Kirn made a motion to approve the September 13, 2022 minutes and Nancy Viselli seconded the motion. Upon a voice vote, all voted yes, no nays were heard. The motion was passed unanimously.*

New Business

Acting Chairman Mayor Michael Harmison said the only item for business was the Harpers Cov Subdivision Preliminary and Final Plats.

Planner Patterson stated he appreciated everyone showing up tonight and delivered the following report.

**PLANNING DEPARTMENT REPORT
TO THE
PLANNING COMMISSION**

Date: November 8, 2022

Subdivision Name: Harpers Cov Subdivision Preliminary and Final Plats

Location: 1,100 feet west of Case Road on the north side of Sycamore Valley Drive.

Section/Township/Range: 10/39/16

Applicant: Harpers Cov LLC. (Adam Seraphine)

Professional Services: Shoreline Surveying and Engineering
Tract Size: 14.23 acres (39 Single Family Lots and 1 Common Area Lot)
Zoning: R-1b (Single Family) R-3 (Multi-Family)

Surrounding Land Use:

North: Lake of the Ozarks, Single Family Housing
South: Highway 54 Corridor
East: Single Family Housing
West: Vacant Golf Course PUD, Scattered Single Family

Department Comments

Preliminary:

- 1) The plat was reviewed for code compliance and was found to be consistent with the preliminary plat requirements
- 2) The City Engineer (Cochran) has reviewed the public improvement plans with only minor amendments needing to be made and will be reflected on the final set of plans that will be submitted with the Engineer's Estimate and the Letter of Credit.

Final:

- 1) The plat was reviewed for code compliance and was found to be consistent with the final plat requirements. The final Public Improvement Plans and the Engineer's Estimate and Letter of Credit must be submitted prior to the Final Plat being released by the City for recording at Camden County.

Because the subject plats are consistent with the regulations for subdividing property established by the City of Osage Beach Subdivision Code, the Planning Department recommends approval of the requested preliminary and final plats with the submittal of the final Public Improvement Plans, the Engineer's Estimate and a Letter of Credit for the required public improvements.

Planner Patterson stated: This property was presented for rezoning back in February and was rezoned from A-1 to R-1b single family which is what is being presented tonight and there is R-3 zoning up the hill which will be looked at later when the developer decides on that what they will be doing with that section of the property which might be two, three or four-plex townhomes or a combination of those and that will be decided at a later date depending on the market. This property is 14.23 acres which will be 39 single family lots and one common area lot. For finalizing the Plat, the Public Improvement Plan has been a process and was done by Shoreline Engineers out of Eldon. They have worked with Cochran, our contract engineers, for several months to make sure that the sewer, water, streets, sidewalks, storm drainage and street lighting all meets our design codes. There is a letter from Cochran in your packet. We have the engineer's estimate which is at \$2 million and they are working towards getting the irrevocable bond which we will have to have to do the work. We will get the bond before this goes to the Board of Aldermen on November 17th. There are several closings scheduled for the end of November and we are moving this up in order to accommodate those closings. The sewer was the bigger issue but this has been figured out. Planner Patterson stated he gives his recommendation to approve and forward this recommendation to the Board of Aldermen for the preliminary and final plats.

Acting Chairman Mayor Michael Harmison asked if there were any questions.

Tony Kirn asked about the sewer being all worked out regarding the pumping and elevation.

Planner Patterson replied that the issue isn't with the pump or the main but getting it up the hill from their particular location and there will be some pumps at individual homes and the main line is on Sycamore Valley Road. They would need to upgrade any system that needs to be upgraded.

Acting Chairman Mayor Michael Harmison asked if there were any comments or questions, there were none, and then he asked for a Motion.

Gary Jones made a motion to approve the Harpers Cov Subdivision Preliminary and Final Plats and Jessica Rozier seconded the motion. Upon a voice vote, all voted yes, no nays were heard. The motion was passed unanimously.

Acting Chairman Mayor Michael Harmison asked if there were any reports.

Reports

Planner Patterson told everyone to get out and vote. Also, there will be upcoming excitement in 2023.

Acting Mayor Michael Harmison told everyone that today is Cary's Birthday, he wished Cary a Happy Birthday told everyone that on their way out to wish Cary a Happy Birthday.

Adjourn

Acting Mayor Michael Harmison asked for a motion to adjourn.

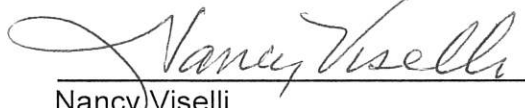
Nancy Viselli made a Motion to Adjourn and it was seconded by Angie Schuster.

The meeting adjourned at 6:09 pm.

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 November 8, 2022.



Pam Campbell
Planning Department Secretary



Nancy Viselli
Planning Commission Secretary