

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

September 12, 2023

Call to Order

Chairman Ebling called Planning Commission of the City of Osage Beach, Missouri to order at the regular meeting on September 12, 2023, at 6:00 p.m. at City Hall.

Roll Call

The following Commissioners were present: Mayor Michael Harmison, Bill Mackay, Alan Blair, Bill Morgan. Absent Gary Jones Tony Kim, Alderman Bob O'Steen, Angie Schuster Also, present City Planner Cary Patterson, City Attorney Cole Bradbury, Dave Vanleer Cochran Engineering and Jen Loftis City Clerk's Office Representative.

Approval of Minutes

Mayor Harmison made motion to approve June 13, 2023, Planning Commission Meeting Minutes. This motion was seconded by Commissioner Morgan. Motion passes unanimously with a voice vote.

NEW BUSINESS

Discussion - Code of Ordinance & Guidelines Proposed Changes

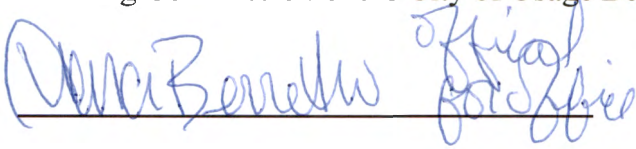
A brief summary of the revisions was presented by Dave Vanleer:

1. Most of our current stormwater ordinances are actually identical to the Design Guidelines, so they function like suggestions instead of requirements. Edits to the ordinances remove most of those repetitive parts and enact new ordinances focusing on what we require and what happens when our requirements are not met. The sections removed are already in the Design Guidelines, so we are not losing anything by removing those provisions (this change also gets rid of the risk that our ordinances say one thing and the Guidelines say another). Tried to add "teeth" where appropriate and targeted enforcement especially towards owners/developers/contractors who knowingly or willingly ignore their obligations.
2. Cochran Engineering has updated the Design Guidelines on a technical level. The new Design Guidelines require more up-front planning for stormwater drainage and erosion issues, with a goal of preventing problems before they happen instead of playing whack-a-mole with enforcement later on. The changes also better describe our policies, with a focus on differentiating between what is "required" versus what is considered a "best practice." There are also changes to more accurately describe certain tools used in practice. Last, having made some changes to the power-cut guidelines to match Ameren's current practices.
3. Both sets of updates also make grammatical and phrasing changes to more clearly communicate what is expected of developers.

ADJOURN

Chairman Ebling adjourned the meeting at 6:40 pm.

I, Jen Loftis, City Clerk's Office Representative 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 September 12, 2023.



Jen Loftis/City Clerk's Office Rep

*Approved Per Ordinance 14.29 Creates a Process for
Approval of Minutes for Committees that Meeting Infrequently*
Planning Commission Secretary