

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

CALL TO ORDER

Chairman Susan Ebling called the Planning Commission of the City of Osage Beach, Missouri to order at the regular meeting on March 12, 2024, at 5:30 pm at City Hall.

ROLL CALL

The following Commissioners were present: Bill Morgan, Alan Blair, Angie Schuster, Chad Kautz, Mayor Michael Harmison, Chairman Susan Ebling and Absent were Alderman Bob O'Steen and Bill Mackey .

NEW BUSINESS

Rezoning Case 423 WFO Watersports, LLC.

<u>Date:</u>	March 12, 2024	<u>Case Number:</u>	323
<u>Applicant:</u>	WFO Watersports, LLC.		
<u>Location:</u>	4415 Sky Harbor Drive		
<u>Petition:</u>	Entertainment Overlay E-3 for the ability to rent personal watercraft on the property.		
<u>Existing Use:</u>	Vacant Commercial Property		
<u>Zoning:</u>	C-1		
<u>Tract Size:</u>	1.09 acres		
	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>	
<u>North:</u>	LU Lake Use	Lake of the Ozarks	
<u>South:</u>	R-1b Residential	Vacant Residential	
<u>East:</u>	C-1 Commercial	Vacant Commercial	
<u>West:</u>	C-1 Commercial Lake Use R-1 Residential	Mixed Uses	

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

Rezoning History Case # _____ Date _____

Citywide

May 1984

Utilities

Water: City

Gas: none

Electricity: Ameren

Sewer: City

Access: Property has access off Sky Harbor Drive.

Analysis:

1. The applicants are the owners of the 1.09-acre parcel in question. The request is to allow the rental of personal watercraft from a new dock structure that will be attached to the property once approved by Ameren UE.
2. Recognizing past incompatibility problems with similar uses and less intense uses, the City adopted Ordinance 96.21, which regulates all uses with outdoor entertainment overlay zoning requirements.
3. Currently, the applicants use the property for boat rentals, which, by ordinance, does not require an entertainment overlay. The requested addition of personal watercraft rentals does, however, require the addition of an E Overlay.

Department Comments:

The primary intent of E-zones is to regulate outdoor activities that could adversely affect adjacent properties, both commercial and residential. My understanding of the reason that the City chose to require an E Overlay, for PWC rental back in 1996, was that the patrons who rented the PWC were more likely to stay close to the location where the rental took place. The ideology was that, because of this fact, PWC rentals could have a more adverse effect on that specific cove and the properties that fronted the lake within that specific area. The difference that we see now, as compared to 1996, is that this cove, like many others, is now a "No Wake" cove. This, of course, requires all watercraft to proceed through the cove at idle speeds. The "No Wake" requirement completely changes the impact that a PWC can have on the surrounding properties. Customers renting from the subject location will now take the PWC out to the main channel to take advantage of their time.

With this property's location in a cove that contains commercial uses and the properties current use as a watercraft rental facility, **staff would recommend that this request be approved subject to the following provisions and conditions:**

Permitted Uses: The ability to rent a maximum of six (6) personal watercraft from the subject property.

Parking: Any new parking facility required to accommodate the proposed use, will need to be built in conformance with City Code.

Signage: The applicant will be required to get a sign permit for any additional signage that will be needed.

Exterior Lighting: Any additional lighting proposed as part of this activity, must be shielded to direct light inward and not increase light intensity within adjoining properties.

Landscaping: A minimum of 5 percent of the areas devoted to parking must be left in open lawn or landscaped areas.

Final Development Plan: The site plan submitted with the application is sufficient for the final development plan.

Commissioner Morgan made a motion to recommend the approval of Rezoning Case 423 WFO Watersports, LLC.

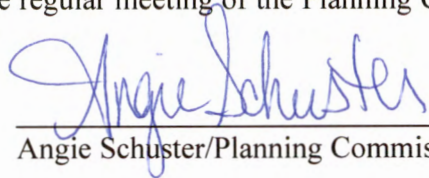
to the Board of Aldermen. This motion was seconded by Commissioner Blair. Motion passes with a roll call vote.

Adjourn

Chairman Ebling closed the meeting at 5:50pm.

I, Cary Patterson, City Planner 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 March 12, 2024.


Tara Berreth/City Clerk


Angie Schuster/Planning Commission Secretary