

THE CITY OF OSAGE BEACH, MISSOURI
PLANNING COMMISSION MINUTES OF THE REGULAR MEETING
October 8, 2024

CALL TO ORDER

Chairman Susan Ebling called the Planning Commission of the City of Osage Beach, Missouri to order at the regular meeting on October 8, 2024, at 5:30 pm at City Hall.

ROLL CALL

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

STAFF PRESENT

City Planner Cary Patterson, City Clerk Tara Berreth, City Administrator Devin Lake, and City Attorney Cole Bradbury

APPROVAL OF MINUTES

Commissioner Chad Kautz made a motion to approve the minutes from the August 13, 2024. This motion was seconded by Commissioner Bill Mackay. Motion passes unanimously with voice vote.

NEW BUSINESS

Special Use Permit Case 414 MCM Development LLC. Requesting SUP to develop Residential use in a Commercial Zone - Case # 414.

Applicant: MCM Development LLC

Location - Northwest corner of HWY 54 and Runabout Drive

Petition – Special Use Permit to allow a mixed residential development in a Commercial District Existing

Use – Vacant commercial property

Zoning – C-1 (General Commercial)

Tract Size – Approximately 35 acres

	<u>Surrounding Zoning:</u>	<u>Surrounding Land Use:</u>
<u>North:</u>	C-1 (General Commercial)	Vacant Commercial Property
<u>South:</u>	N/A	Unincorporated Camden Co.
<u>East:</u>	N/A	Unincorporated Camden Co.
<u>West:</u>	N/A	Unincorporated Camden Co.

The Osage Beach Comprehensive Plan Designates this area as appropriate for: N/A

<u>Rezoning History</u>	<u>Case #</u>	<u>Date</u>
-------------------------	---------------	-------------

Tobro Ltd. Inc.	345	2009
-----------------	-----	------

Utilities: Water: **City** Electricity: **Ameren UE** Sewer: **City**
Access: Property has frontage on Highway 54 And Runabout Drive.

Analysis:

1. The applicant is the owner of the vacant property in question.
2. The character of the area is mixed containing high density residential and the Highway 54 commercial corridor.
3. The request is for a Special Use Permit to develop a mixed residential use on the property that could include single and multi-family facilities, depending on demand. To accomplish this, the development will be regulated with the use and construction requirements established for the R-3 (Multi-Family) Zoning District.
4. The portion of the property that is being requested for SUP is the rear portion of the property that measures approximately 35 acres. The proposed Development will be accessed by new road infrastructure that will be reviewed and approved as part of the Major Subdivision process that will take place after the approval of the Special Use Permit.

Department Comments:

The subject property does not carry a recommendation by the Comprehensive Plan because it was annexed into the Corporate City Limits of Osage Beach after the adoption of the Comprehensive Plan in 2006. The properties adjacent to the subject property, within the city limits, are recommended for high density residential and commercial on the frontage of Highway 54. It is reasonable to assume that the subject property should carry the same recommendations, as the surrounding properties, which would support the subject request.

In a situation such as this, where the subject property is zoned commercial, I typically recommend going the route of the Special Use Permit as opposed to a straight rezone of the property. In situations like this, once the developers and their team get into the diligence and design phase of the project, it is not uncommon to find that the costs of development become cumbersome causing the property owner to reverse course. With commercial property, if that were to happen, it is better for the property owner and the City to have maintained the commercial zoning so that other opportunities for development can be reviewed. With that in mind, the Planning Department recommends approval of this request for a Special Use Permit with the following regulations and requirements:

Permitted Uses:

Residential Uses shall conform to use, and construction requirements established for the R-3 (Multi-Family) Zoning District.

Commercial uses can be developed on the subject property until construction begins on the residential uses allowed by this Special Use Permit. If a commercial use is established on any portion of the property regulated by this Special Use Permit, the Special Use Permit will be deemed discontinued, and the residential uses allowed by this Special Use Permit will not be allowed to be developed without an amendment to the approved Special Use Permit being approved by the Osage Beach Board of Aldermen.

Construction:

Construction shall be in accordance with the International Building Code and all other pertaining construction codes as adopted by the City of Osage Beach at the time a building permit is issued for each individual facility.

Bulk, Area, and Height Requirements:

Shall be in conformance with the International Building Code and the use, and construction requirements established for the R-3 (Multi-Family) Zoning District.

Dimensional Requirements:

Shall be in conformance with the International Building Code and the use, and construction requirements established for the R-3 (Multi-Family) Zoning District

Public Facilities:

Complete engineering and development plans, for any required public improvements, will be submitted as part of the Major Subdivision Process. Those plans will be reviewed, by the City Engineer, for conformance with the Osage Beach Design Guidelines and shall be constructed as per the City Engineer's approval.

Access:

Access shall be derived from approved entrances from Highway 54 and Runabout Drive.

Parking:

All development shall adhere to Osage Beach off-street parking requirements at the time that it is constructed.

Buffering and Screening:

Shall conform to use, and construction requirements established for the R-3 (Multifamily) Zoning District.

Exterior Lighting:

Exterior lighting shall be designed, located and constructed to eliminate or significantly reduce glare and/or a general increase in lighting intensity within the adjoining existing or proposed residential area(s). Additionally, all exterior lighting shall be so arranged and shielded so as to confine all direct light rays within the boundaries of the subject property.

Signage:

The applicant will be required to get a sign permit from the city. At such time that an application is filed, a site plan and engineering will be submitted to assure the signs compliance with the city's sign code for on premise residential signage.

Maintenance of Open Space and Common Areas:

The maintenance of common area and facilities within the district shall be the responsibility of the property owner(s) and/or the property management administrators.

Platting:

All platting of property will be required to be in conformance with the Osage Beach Subdivision Code.

Final Development Plan:

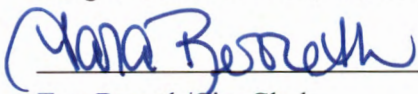
The Major Subdivision Plats and Public Improvement Plans will serve as the Final Development Plan.

Alderman O'Steen made a motion to recommend approval of Case 414 to the Board of Aldermen. This motion was seconded by Commissioner Kautz. Roll Call vote "Ayes" Chairman Susan Ebling, Commissioner Kautz, Commissioner Mackay, Mayor Michael Harmison, Commissioner Carlson, Commissioner Stuart, Commissioner Blair, Commissioner Schuster, Alderman Bob O'Steen. Absent Commissioner Morgan. Motion passes unanimously with a roll call vote.

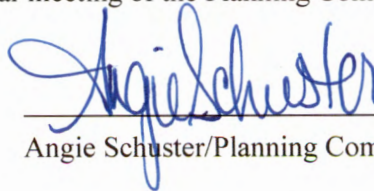
ADJOURN

Chairman Susan Ebling adjourned the meeting at 5:50pm.

I, Tara Berreth City Clerk 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 October 8, 2024.



Tara Berreth/City Clerk



Angie Schuster/Planning Commission Secretary

****All meetings may be viewed on Facebook and YouTube for more details.**