

THE CITY OF OSAGE BEACH, MISSOURI
PLANNING COMMISSION MINUTES OF THE REGULAR MEETING
December 10, 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 December 10, 2024, at 5:30 pm at City Hall.

ROLL CALL

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

STAFF PRESENT

City Planner Cary Patterson, City Staff Angie Bouwens, City Attorney Cole Bradbury.

APPROVAL OF MINUTES

Motion to approve October 8, 2024 minutes

Mayor Harmison made a motion to approve the minutes from October 8, 2024. This motion was seconded by Commissioner Blair. Motion passes unanimously with voice vote.

NEW BUSINESS

Special Use Permit Case 415 Chris and Sarah Brand Requesting a SUP to remodel and build an addition onto an existing residential use in a Commercial Zone

Applicant:	Christopher and Sarah Brand
Location:	870 Pintail Lane
Petition:	Special Use Permit to allow an addition to an existing dwelling in a commercial zone.
Existing Use:	Single-family dwelling
Zoning:	C-1 General Commercial
Tract Size:	Approximately 5,000 square feet

Designates this area as appropriate for: Moderate Density Residential

<u>Rezoning History</u>	<u>Case #</u>	<u>Date</u>
Citywide		May 1984

Utilities: Water: **City** Electricity: **Ameren UE** Sewer: **City**

Access: Property has frontage on both Driftwood Lane and Pintail Lane. Currently, access is derived from Pintail Lane

Analysis:

1. The applicant is the owner of the property in question. The property is an unplatted tract that has an area of approximately 5,000 sq. ft.
2. The applicant wishes to remodel and build an addition on to the existing structure that is located on the subject property. Because the subject property and structure are located in a C-1 (General Commercial) zone, a Special Use Permit is required before a permit can be approved for the proposed construction.

3. This is also a case where the proposed addition does not meet the setback requirements for property. The addition will encroach to within 23.4 feet from the front property line (Driftwood Lane frontage). The minimum required front setback from a local street in a commercial zone is twenty-five (25') feet.
4. The Board of Zoning Adjustment will hear the request for variance from the minimum front setback requirements, for the subject request, at their meeting on December 18, 2024. If the variance from the minimum setbacks is approved by the Board of Adjustment, the request for the Special Use Permit, if approved by this Commission, can then proceed to a hearing by the Board of Aldermen at their regular meeting held on January 2, 2025.
5. With the approval of both the variance and the Special Use Permit, the applicant can then submit an application for a Building Permit that meets all of the subject conditions for approval.

Department Comments:

As is seen in many of the commercially zoned areas, a mixture of uses and intensities has developed. This is not uncommon, especially in areas with existing residential neighborhoods located in commercial zones. A fundamental function of zoning is to separate incompatible land uses. With increased demand for both commercial and residential properties in the city, land use intensities could increase with property sales and new development. Property owners need to be cognizant of this before further developing their land residentially or replacing nonconforming uses. This piece of property is located in an old resort that has been converted into residential homes and are now owned by individuals. The fact that this request is located in an area that has become residential in nature, even with its commercial zoning, lends this property very favorable to a request of this type. Fortunately, the code of ordinances provides us with the ability to approve a Special Use Permit for this request as opposed to requiring the property to be rezoned. **With this in mind, the Planning Department would recommend approval of this Special Use Permit with the following conditions:**

1. The structure must be built according to the submitted site plan.
2. Variance Case 352 must be approved by the Board of Zoning Adjustments.
3. Any expansion or significant change in the proposal shall require Board of Adjustment approval as well as an amendment to the Special Use Permit.
4. A building permit must be obtained for the addition and all other zoning codes be adhered to.

Mayor Harmison made a motion to recommend approval of Case 415 to the Board of Aldermen. This motion was seconded by Commissioner Stuart. Roll Call vote "Ayes" Chairman Susan Ebling, Commissioner Mackay, Mayor Michael Harmison, Commissioner Morgan, Commissioner Stuart, Commissioner Blair, Commissioner Schuster, Absent Alderman Bob O'Steen, Commissioner Kautz, Commissioner Carlson. Motion passes unanimously with a roll call vote.

Motion to recommend amendments to Chapter 405 Zoning Regulations Section 405.370(A)(6) Sign Regulations - All Zoning Districts.

Attorney Cole Bradbury and City Planner Cary Patterson explained in great detail the reasons as to why the amendments to Chapter 405 Zoning Regulations Sections 405.370 (S)(6) Sign Regulation – All Zoning Districts were needed. After some discussion, Planning Commission made the decision to recommend to the Board of Alderman approval.

Mayor Harmison made a motion to recommend approval of Chapter 405 Zoning Regulations Sections 405.370 (S)(6) Sign Regulation – All Zoning Districts to the Board of Aldermen. This motion was seconded by Commissioner Stuart. Roll Call vote "Ayes" Chairman Susan Ebling, Commissioner Mackay, Mayor Michael Harmison, Commissioner Morgan, Commissioner Stuart, Commissioner Blair, Commissioner Schuster, Absent Alderman Bob O'Steen, Commissioner Kautz, Commissioner Carlson. Motion passes unanimously with a roll call vote.

REPORTS

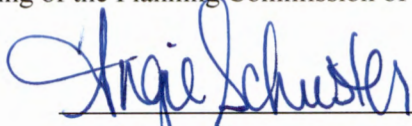
None

ADJOURN

Chairman Susan Ebling adjourned the meeting at 6:02pm.

I, Angie Bouwens City Staff 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 December 10, 2024.


Angie Bouwens/City Staff


Angie Schuster/Planning Commission Secretary

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