

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

September 10, 2019

Call to Order

Mayor Olivarri called the Planning Commission of the City of Osage Beach, Missouri, to order at the regular meeting on September 10, 2019 at 6:00 pm at City Hall.

Roll Call

The following Commissioners were present Mayor John Olivarri, Nancy Viselli, Michelle Myler, Kellie Schuman, Don Sturn, Alan Blair, Don Chisholm, Tony Kirn and Alderman Richard Ross. The Commissioner absent was Susan Ebling. Also, present City Administrator Jeana Woods, City Planner Cary Patterson, and Planning Commission Secretary Pam Campbell.

Minutes – May 14, 2019

Mayor Olivarri asked if there were any corrections or comments regarding the May 14, 2019 minutes. There were none. *Commissioner Kirn made a motion to approve the May 14, 2019 minutes and Commissioner Blair seconded the motion which passes unanimously.*

New Business

Rezoning Case NO. 402, Pearl Capital Management, LLC.

Planner Patterson explained:

- ✓ Nichols Road is currently zoned C-1 / A-1 and will be zoned to R-3 multi-family
- ✓ The developers have explained their zoning request in full
- ✓ The property fits perfect with good ingress and egress
- ✓ Possible soccer field – will work with Arrowhead Development
- ✓ This will bring in class A apartments for the community
- ✓ This is an opportunity to develop 22.09 plus acres at once
- ✓ This property is less than 400' from the interchange – this is a perfect location

Planner Patterson recommends approval for this rezoning project.

Commissioner Chisholm expressed concern for this project – local street very winding and this would create more traffic – possibly need to have the street widened and straightened.

Planner Patterson explained this has been discussed with the City Engineer and he believes Nichols should easily handle the increased traffic. Also, Arrowhead had a newly designed road that might be built as the property develops and Cary showed it on the map.

More discussion followed regarding the road conditions, traffic flow, sidewalk issue and school busses.

The representative from Pearl Capital Management addressed the committee stating new quality housing in the lake area is in dire need and this project is close to a school which makes it more marketable.

Commissioner Myler asked if the developer owned the property, and he said no, but he will close on it within the year. Commissioner Chisholm said there was nothing in the file that showed the Kahrs' family requested this change, and Cary said he has a request in writing and consent page, but didn't put it in the packet.

*Commissioner Sturn made a motion to approve the Rezoning Case NO. 402, Pearl Capital Management, LLC and Commissioner Chisholm seconded the motion which passes unanimously.*

Reports - Planner Patterson

- ✓ Things are starting to be busier with September through December the busiest and will let everyone know of upcoming meetings.
- ✓ Truly appreciates all being here and available and can't thank the Mayor enough.
- ✓ If anyone has any questions, you know where I am.

Commissioner Sturn inquired about the development across from Dierbergs.

Mayor Olivarri replied that he's not sure where they are regarding this project but will stay in close contact but cannot push them.

Commissioner Sturn asked if there was anything in their contract for a time frame regarding the TIF money.

Mayor Olivarri said no funds are being expended until full development – no paying of interest. This was the best negotiated contract with the required State regulations.

Discussion followed.

Commissioner Sturn inquired about applications/licenses for medical marijuana.

Mayor Olivarri stated that the number of licenses granted for a dispensary hasn't been determined yet by the State, if we get one, we'll be lucky. There are no guarantees for individuals who applied and the licenses will be fully issued by the end of December.

Adjourn

Mayor Olivarri adjourned the meeting at 6:54 p.m.

I, Pam Campbell, Planning Commission 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 September 10, 2019.

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Pam Campbell/Planning Commission Secretary

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Nancy Viselli/Secretary