



**REPUBLIC**  
MISSOURI

## MINUTES

**Planning and Zoning Commission Meeting  
City Council Chambers, 540 Civic Boulevard  
October 12, 2021 at 6:00 PM**

### Call Meeting to Order

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#### PRESENT

Commissioner Brandon Andrews  
Commissioner Kevin Haun  
Commissioner Ransom Ellis  
Commissioner Cynthia Hyder  
Commissioner Brian Doubrava  
Commissioner Darran Campbell  
Council Liaison Garry Wilson

### Approve Agenda

Motion made by Commissioner Andrews, Seconded by Commissioner Haun.

Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

### Approve Minutes

1. Vote to Approve Minutes from September 13, 2021 Planning and Zoning Commission Meeting

Motion made by Commissioner Hyder, Seconded by Commissioner Andrews.

Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

### Meeting Procedures

#### Public Hearings

2. **ORD 21-006.** The BUILDS Staff is proposing an amendment to Chapter 405 - Article V "Height and Area Requirements, Exceptions, and Modifications" that will clarify the ordinance and alter a number regulations, therein.

Motion made by Commissioner Hyder, Seconded by Commissioner Doubrava.

Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

### Other Business

3. **SUBD-PRE 21-003.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Emerald Valley Phase 2, a Residential Subdivision Consisting of 145 Lots on Approximately Forty-Eight (48) Acres Located in the 1300 Block of North Main Street.

Attendees in Support: Dave Bodeen



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and Zoning Commission Meeting, October 12, 2021

Motion made by Commissioner Andrews, Seconded by Commissioner Campbell.  
Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner  
Hyder, Commissioner Doubrava, Commissioner Campbell

**Citizen Participation**

**Community Development Department Update**

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Karen Haynes, Planning Manager

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Ransom Ellis, Chairman