

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION CITY OF BRANSON, MISSOURI MARCH 4, 2025

CALL TO ORDER

The Planning Commission of the City of Branson, Missouri, met in Regular Session in the Council Chambers of the City Hall on March 4, 2025 at 6:00 PM. The meeting was called to order.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Ruth Denham, Chuck O'Day, Gregg Richards, Gary Groman, Charles Hillis, Rick DeJager, Jesse Martinosky, Tony Morreale. Commissioners Absent: Lewis Green, Brad Gore.

PUBLIC COMMENT:

Chairperson Groman invited public comments on matters within the Commission's jurisdiction but not listed on the agenda. No members of the public came forward to speak.

REGULAR AGENDA:

1. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR THE FEBRUARY 4, 2025 REGULAR MEETING.

The Commission reviewed the minutes from the February 4, 2025 regular meeting. No comments or revisions were raised.

Rick DeJager moved to approve the minutes as presented, seconded by Charles Hillis.
Voting Aye: Richards, Denham, Hillis, Groman, DeJager, Morreale, Martinosky, O'Day. Nays: none.
Abstain: none. Motion Carried.

PUBLIC HEARING:

2. REQUEST FOR A PRELIMINARY SUBDIVISION PLAT FOR 248 PARKWAY, PHASE III, BRANSON, MISSOURI 65616.

Chairperson Groman read the item by title.

Senior Planner, Jennifer Luna-Thompson notified the Commission that the applicant has requested a continuance for the public hearing to allow additional time to clarify easements and other considerations. Staff supported the request and proposed a special meeting on March 18, 2025 at 6:00 PM to address this item.

Commissioners agreed that the postponement would allow for a more thorough review.

Rick DeJager moved to approve the request to postpone the public hearing to March 18, 2025 at 6:00 P.M., seconded by Chuck O'Day.

Voting Aye: Richards, Denham, Hillis, Groman, DeJager, Morreale, Martinosky, O'Day. Nays: none.
Abstain: none. Motion Carried.

3. REQUEST FOR A ZONING CHANGE FROM AGRICULTURAL (A) TO HIGH DENSITY RESIDENTIAL (HDR) FOR A PORTION OF THE PROPERTY LOCATED AT 598 ANIMAL SAFARI ROAD, BRANSON, MISSOURI 65616.

Chairperson Groman read the item by title and opened the public hearing.

Senior Planner, Jennifer Luna-Thompson indicated this is a request for a zoning change for 34 acres at 598 Animal Safari Road from Agricultural to High Density Residential to allow for an apartment complex development.

The proposed development consists of two phases. Phase one is for 160 units to be located east of the existing lake, within the current planned development. Phase two is for 224 units located west of the lake and is subject to the rezone. The project will include clubhouses, pools, pickle ball courts, and walking trails. Staff clarified that the approval of the rezone is conditional on final platting of the property to ensure zoning boundaries align with future lot boundaries.

Public Comment:

Ricky Haase (Olsson Engineering, Springfield MO), speaking as the representative for the developer, provided an overview of the development plan and addressed questions about density, amenities, and infrastructure. He confirmed the apartments will be long-term rentals, targeting young professionals, retirees, and seasonal residents.

Chuck O'Day moved to approve the resolution as presented with the condition on the final platting of the property, seconded by Tony Morreale.

Voting Aye: Richards, Denham, Hillis, Groman, DeJager, Morreale, Martinosky, O'Day. Nays: none.
Abstain: none. Motion Carried.

Discussion.

4. REQUEST FOR MUNICIPAL CODE AMENDMENT TO REPEAL SECTION 94-11 PERTAINING TO TREE PRESERVATION.

Chairperson Groman read the item by title and opened the public hearing.

Holly Dodge, City Attorney presented a proposal to repeal the Tree Preservation Ordinance (Section 94-11) in response to developer concerns about regulatory barriers. Trees will continue to be protected through landscaping requirements, open space dedication, and storm water management best practices (BMP's).

Tony Morreale moved to approve the resolution as presented, seconded by Rick DeJager.

Voting Aye: Richards, Denham, Hillis, Groman, DeJager, Morreale, Martinosky, O'Day. Nays: none.
Abstain: none. Motion Carried.

REPORTS

Chairperson Groman reminded the commissioners and the public about the Comprehensive Community Plan Survey and encouraged participation. He noted the Planning Commission Special Meeting will occur on March 18, 2025 at 6:00 PM for a public hearing on the preliminary subdivision plat for 248 Parkway, Phase III.

ADJOURN

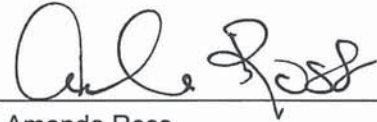
Rick DeJager moved to adjourn the meeting at 6:27 P.M., seconded by Chuck O'Day.

Voting aye: Denham, O'Day, Richards, Hillis, Groman, DeJager, Martinosky, Morreale. Nays: none.

Motion Carried.



Gary Groman
Chairperson



Amanda Ross
Director of Planning and Development