

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION CITY OF BRANSON, MISSOURI APRIL 2, 2024

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 April 2, 2024 at 6:00 PM. The meeting was called to order.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

PUBLIC COMMENT:

Chairperson Groman asked if there was anyone present wishing to speak on any item not listed on the agenda. Hearing none, he moved to the Regular Agenda.

REGULAR AGENDA:

1. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR THE MARCH 5, 2024 REGULAR MEETING.

This item was read by title and Chairperson Groman opened the floor for a motion to approve the Planning Commission Minutes for the March 5, 2024 Regular Meeting.

Ruth Denham moved to approve the minutes as presented, seconded by Jesse Martinoski. Voting Aye: Denham, Green, Hillis, Groman, DeJager, Loyd, Martinowski, O'Day, Gore. Nays: none. Motion Carried.

PUBLIC HEARING:

2. REQUEST FOR A SPECIAL USE PERMIT FOR A CAMPGROUND AND VEHICLE PARK FOR THE PROPERTY LOCATED AT 111 E ATLANTIC ST, BRANSON, MO 65616.
This item was read by title and Chairperson Groman opened the public hearing.

Senior Planner, Jennifer Luna-Thompson, presented the item as recommended by staff.

Speakers:

Applicants David Greenburg and Michael Ballard spoke. Mr. Ballard explained that he bought the property knowing there was limited use of the land. He mentioned a campground would be beneficial

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to the downtown area and will limit the age of the RV's that will be permitted to rent a site. They also discussed using the RV park as a flex-space to provide an additional place for people to gather.

Chairperson Groman opened the meeting up for public comment. Hearing none, Chairperson Groman closed the public hearing.

Chuck O'Day moved to approve the resolution as presented, seconded by Rick DeJager.
Voting Aye: Denham, Green, Hillis, Groman, DeJager, Loyd, Martinowski, O'Day, Gore.
Nays: none. Motion Carried.

Discussion.

3. REQUEST FOR A SPECIAL USE PERMIT FOR A LEVEL 3 ELECTRIC VEHICLE CHARGING STATION FOR THE PROPERTY LOCATED AT 215 W MAIN STREET, BRANSON, MO 65616.

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

Senior Planner, Jennifer Luna Thompson, presented the item as recommended by staff.

Speakers:

Master Electrician for Dynamic EVC, Nathan Fleener, explained that the Level 3 Chargers provide a faster charge, higher amperage and includes an emergency stop. Mentioning that it's safer than a Level 2 Charger as it uses DC (Direct Current) instead of AC (Alternating Current).

Liberty Utilities Representative, Robin McAlester, explained that the EV Chargers will be primarily used to charge their fleet of vehicles, however, they would be open to the public as well.

Chairperson Groman opened the meeting for public comment. Hearing none, Chairperson Groman closed the public hearing.

Charles Hillis Sr. moved to approve the resolution as presented, seconded by Phil Loyd.
Voting Aye: Denham, Green, Hillis, Groman, DeJager, Loyd, Martinowski, O'Day, Gore.
Nays: none. Motion Carried.

Discussion.

4. REQUEST FOR MUNICIPAL CODE AMENDMENTS THROUGHOUT CHAPTER 94, CLARIFYING THE EXCLUSION OF MULTI-FAMILY DWELLINGS IN THE ENTERTAINMENT ZONING DISTRICT.

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

Acting Director of Planning and Development, Amanda Ross presented the item as recommended by staff.

Attorney Holly Dodge clarified that the Entertainment District is the only district that does not have maximum density requirements but the other allowable districts have a maximum density requirement of 24 dwelling units per acre.

Chairperson Groman opened the meeting up for public comment. Hearing none, Chairperson Groman closed the public hearing.

Ruth Denham moved to approve the resolution as presented, seconded by Chuck O'Day.
Voting Aye: Denham, Green, Hillis, Groman, DeJager, Loyd, Martinowski, O'Day, Gore.
Nays: none. Motion Carried.

Discussion.

REPORTS

Jennifer Luna-Thompson noted that the Planning Commission has three members with terms set to expire and encouraged members to reapply. The City Clerk's tentative timeline for taking applications for Planning Commission members will close near the end of April. The Board of Aldermen will make citizen appointments during the May 14, 2024 meeting.

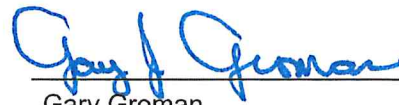
She also noted that staff is anticipating a Planning Commission Meeting on May 7, 2024.

Commissioner Loyd requested staff provide further research into the size requirements for multi-family dwelling units.

Chairperson Groman requested that staff begin working on the code amendment to remove the special use permit requirement for Level 3 EV Chargers as they should be a use by right.

ADJOURN

Rick DeJager moved to adjourn the meeting at 6:39 P.M., seconded by Chuck O'Day.
Voting aye: Denham, O'Day, Loyd, Groman, Hillis, Green, DeJager, Gore, Martinosky. Nays: none.
Motion Carried.



Gary Groman
Chairperson



Amanda Ross
Planning and Development, Acting Director