

MINUTES

REGULAR MEETING OF THE PLANNING COMMISSION

CITY OF BRANSON, MISSOURI

DECEMBER 5, 2023

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 December 5, 2023 at 6:00 PM. The meeting was called to order.

ROLL CALL

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

Note: Alderperson Denham attended the meeting virtually.

PUBLIC COMMENT:

Chairperson Groman asked if there was anyone present wishing to speak to any item not listed on the agenda.

JC News Now discussed "Pledge of Allegiance." He requested the Commission consider reciting the pledge of allegiance during future meetings.

REGULAR AGENDA:

1. APPROVAL OF THE PLANNING COMMISSION MINUTES FOR THE SEPTEMBER 5, 2023 REGULAR MEETING.

This item was read by title by Chairperson Groman.

Cherry Webster discussed "Public Comment." She expressed concern for the lack of descriptive titles on the agenda and a lack of details in the Planning Commission minutes and feels minutes should contain more details.

The floor was opened for a motion to approve the Planning Commission Minutes for the September 5, 2023 Regular Meeting.

Phil Loyd moved to approve the minutes as presented, seconded by Gregg Richards.

Voting Aye: Denham, O'Day, Richards, Loyd, Groman, Gore. Nays: none. Motion Carried.

2. RESCHEDULING OF THE JANUARY 2, 2024 PLANNING AND ZONING COMMISSION MEETING.

This item was read by title by Chairperson Groman.

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

The floor was opened for a motion to approve the rescheduling of the January 2, 2024 Planning and Zoning Commission Meeting to January 4, 2024.

Ruth Denham moved to approve the item as presented, seconded by Gregg Richards.

Voting Aye: Denham, O'Day, Richards, Loyd, Groman, Gore. Nays: none. Motion Carried.

PUBLIC HEARING:

3. REQUEST TO VACATE A PORTION OF OKLAHOMA STREET IN THE ROARK SUBDIVISION, FIRST ADDITION, BRANSON, MISSOURI.

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

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

Speakers:

Applicant Chris Davis explained that he wanted to vacate the right of way in order to connect the two separate parcels under his ownership.

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

The floor was opened for a motion approving RESOLUTION NO. VA23-02 REQUEST TO VACATE A PORTION OF OKLAHOMA STREET IN THE ROARK SUBDIVISION, FIRST ADDITION, BRANSON, MISSOURI.

Chuck O'Day moved to approve the resolution as presented, seconded by Gregg Richards.

Voting Aye: Denham, O'Day, Richards, Loyd, Groman, Gore. Nays: none. Motion Carried.

Discussion.

4. REQUEST FOR MUNICIPAL CODE AMENDMENTS TO CHAPTER 94-60 PERTAINING TO THE TABLE OF PERMITTED USES.

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

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

Chairperson Groman opened the meeting up for public comment.

Speakers:

Cherry Webster discussed manufactured homes and modular housing. She expressed concerns about the appropriateness of manufactured and mobile homes in subdivisions such as Branson North and Country Bluff Estates. She expressed interest in seeing the conditions for a special use permit.

Chairperson Groman closed the public hearing.

The floor was opened for a motion approving RESOLUTION NO. MC23-03 REQUEST FOR MUNICIPAL CODE AMENDMENTS TO CHAPTER 94-60 PERTAINING TO THE TABLE OF PERMITTED USES.

Alderpersion Denham moved to amend Resolution No. MC23-03 as follows: Amend the resolution as it pertains to tattoo parlors only, seconded by Chuck O'Day.

Voting Aye: Richards, Denham, Groman, Loyd, Gore, O'Day. Nays: None. Motion Carried.

Chuck O'Day moved to vote on Resolution No. MC23-03 as amended, seconded by Ruth Denham.

Voting Aye: Richards, Denham, Groman, Loyd, Gore, O'Day. Nays: None. Motion Carried.

Chuck O' Day moved to amend Resolution No. MC23-03 as follows: Amend the approved resolution to include the required permitted uses for manufactured homes and modular housing to require a special use permit for Agriculture, Low Density Residential, Medium Density Residential and High Density Residential zoning districts along with the existing use and structure standards listed in section 94-61(b) of the Branson Municipal Code, seconded by Brad Gore.

Voting Aye: Richards, Denham, Groman, Loyd, Gore, O'Day. Nays: None. Motion Carried.

Chuck O'Day moved to approved Resolution No. MC23-03 as amended: Approve a resolution in regards to both the tattoo parlor as well as the manufactured and modular homes as amended which applies the requirement for a special use to the four categories for both manufactured and modular housing, seconded by Brad Gore.

Voting Aye: Richards, Denham, Groman, Loyd, Gore, O'Day. Nays: None. Motion Carried.

Discussion.

REPORTS

Assistant Director of Planning and Development Amanda Ross spoke about 2023 accomplishments including the implementation of Pre-Construction Meetings and the Open for Business Meetings which allow for better collaboration with developers and community members. These types of meetings have resulted in fewer amendments and corrections throughout the planning and development process. Assistant Director Ross also provided some insight into 2024 stating that the department plans on delving into code amendments pertaining to density, tiny homes, as well as hotel and motel conversions to address the community's fast paced changes. Study sessions were proposed prior to initiating some of the proposed changes to enhance collaboration with the Planning Commission.

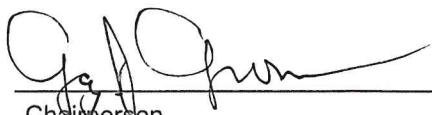
Chairperson Groman wished everyone a Merry Christmas and a Happy New Year. He thanked the Commissioners and staff for all their work. Chairperson Groman requested that all future code amendments be addressed through separate resolutions.

ADJOURN

Chuck O'Day moved to adjourn the meeting at 7:01 p.m., seconded by Gregg Richards.

Voting aye: Denham, O'Day, Richards, Loyd, Groman, Gore. Nays: none.

Motion Carried.


Chairperson
Gary Groman


City Staff - Acting Director of
Planning & Development
Amanda Ross