



## Planning and Zoning Commission

Monday, February 11, 2019  
7:00 PM – City Hall  
213 North Main  
Republic, MO 65738

### MEETING AGENDA

1. Call Meeting to Order
2. Record Commissioners Present
3. Approve Agenda
4. Approve Minutes
  - a. P&Z Commission Meeting, January 14, 2019
5. Meeting Procedures
6. Hearings
  - a. **VACA 19-001.** Public Hearing and Possible Vote to Recommend the Approval of a Right-of-Way Vacation of approximately 864 feet of Illinois Avenue
7. Citizen Participation
8. Community Development Department Update
9. Comprehensive Plan Update
10. Adjournment

**Individuals addressing the Commission are asked to step to the podium and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerks' Office at 732-3140 at least three days prior to the scheduled meeting.**

*Ransom Ellis, Chairman  
Brandon Andrews, Vice Chairman  
Shane Grooms, Commissioner  
Kevin Haun, Commissioner*



*Tony Mitchell, Commissioner  
Erik Pedersen, Commissioner  
Randy Phelps, Commissioner  
Garry Wilson, Council Liaison*

**PLANNING AND ZONING COMMISSION  
Fire Station #1  
701 East US Hwy. 60, Republic, MO  
January 14, 2019  
7:00 p.m.**

The regular meeting of the Planning and Zoning Commission was held on Monday, January 14, 2019; at Republic Fire Station #1, 701 East US Hwy. 60 in Republic. Commissioners in attendance included Ransom Ellis, Chairman; Kevin Haun, Cynthia Hyder, Tony Mitchell, Erik Pedersen and Randy Phelps. Also in attendance were Garry Wilson, Councilmember Liaison; Scott Ison, City Attorney; Garrett Tyson, Community Development Director; Karen Haynes, Principal Planner; Mike Landis, Public Information Officer; and Connie Moller, Executive Assistant.

1. **Call Meeting to Order.** Chairman Ransom Ellis called the meeting to order at 7:01 p.m.
2. **Record Commissioners Present.** Commissioners in attendance included Ransom Ellis, Chairman; Kevin Haun, Cynthia Hyder, Tony Mitchell, Erik Pedersen and Randy Phelps. Vice-Chairman Brandon Andrews was absent for the meeting.
3. **Approve Agenda.** Motion was made by Tony Mitchell and seconded by Kevin Haun to approve the agenda. Vote was 6 Ayes – Ellis, Haun, Hyder, Mitchell, Pedersen and Phelps; 0 Nays. Motion carried.
4. **Approve Minutes.**
  - a. **P & Z Commission Meeting, November 13, 2018** - Motion was made by Tony Mitchell and seconded by Kevin Haun to approve the November 13, 2018, meeting minutes. Vote was 5 Ayes - Haun, Hyder, Mitchell, Pedersen and Phelps; 0 Nays, 1 Abstention – Ellis. Motion carried.
5. **Meeting Procedures.** Chairman Ransom Ellis read a statement regarding the process and procedures to be followed during the Planning and Zoning Commission.
6. **Hearings.**
  - a. **ORD 19-001. Public Hearing and Possible Vote to Recommend the Approval of an Amendment of Chapter 405 Zoning Regulations, Section 405.185 Commercial Overlay District.**

Community Development Director Garrett Tyson provided information on the Chapter. This Chapter of the Code places additional requirements on businesses located within the major corridors of the City by requiring specific items that must be used on the buildings along the corridor. Staff is recommending this Chapter be repealed.

**Public Hearing opened at 7:07 p.m.**

No one came forward to speak for or against the recommended changes to the Code.

**Public Hearing was closed at 7:07 p.m.**

**Commission Discussion** – Mr. Tyson provided historical information regarding the overlay district. This was put into place in 2005 and Republic is the only municipality that has this type of regulation in place. Since coming to the City in 2008, Mr. Tyson said the effectiveness of these regulations is questionable. At times, providing these requirements to businesses has been controversial. Concerns with the wording of the Chapter were mentioned. Lengthy discussion followed with the Commission. One member felt this was similar to an HOA within a subdivision and others voiced concern with not having some requirements in place. Motion was made by Randy Phelps and seconded by Tony Mitchell to recommend the repeal of Chapter 405 Zoning Regulations, Section 405.185 Commercial Overlay District. Mr. Tyson reminded the Commission an Aye vote would be to repeal the Code and a Nay vote would be to leave the Chapter as is. Vote was 5 Ayes – Ellis, Haun, Hyder, Mitchell and Phelps. 1 Nay – Pedersen. Motion carried.

**7. Citizen Participation.**

Chairman Ransom Ellis opened the citizen participation at 8:05 p.m. No one came to the podium and the citizen participation was closed at 8:06 p.m.

- 8. Community Development Department Update.** Principal Planner Karen Haynes provided information on the documents provided to the Commission. One sheet provided a summary of 2018 building permits. The second page was a status report from the Technical Review Team. Information also included all issues brought before the Planning and Zoning Commission.

The recent news coverage regarding growth in Republic was mentioned. More permits were issued in 2018 than every year since 2010.

- 9. Comprehensive Plan Update.** Mr. Tyson said more information regarding this topic will be brought to the Commission over the course of the year. The City is learning a lot regarding the city's system and the potential available. A lot of information is also being gathered regarding the community infrastructure and how the community has grown over time. We are approaching the point where our constituents will be assisting staff in determining the location of lift stations, water towers, etc., and we have to be able to identify where services

are going to be located geographically twenty years down the road. This will be a coordinated investment from several key partners.

- 10. Adjournment.** Motion was made by Kevin Haun and seconded by Tony Mitchell to adjourn the meeting at 8:17 p.m. Vote was 6 Ayes – Ellis, Haun, Hyder, Mitchell, Pedersen and Phelps; 0 Nays. Motion carried.

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Karen Haynes  
Principal Planner

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Ransom Ellis  
Chairman



**Planning and Zoning Commission**  
**EXHIBIT A**

**Project/Issue Name:** Recommending the Approval of An Application to Vacate 864 Feet of Illinois Avenue Right-of-Way

**Submitted By:** Public Works Department

**Presented By:** Planning and Development Department

**Date:** February 11, 2019

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**ISSUE IDENTIFICATION**

The City of Republic’s Public Works Department has applied for a Right-of-Way (ROW) Vacation of approximately 864 feet of Illinois Avenue.

**DISCUSSION AND ANALYSIS**

The City’s Public Works Department is requesting the ROW Vacation of approximately 864 feet of Illinois Avenue (Exhibit). The referenced ROW Vacation was originally approved by the City of Republic’s Board of Alderman on December 14, 1998 (Exhibit). It was recently discovered by the Community Development and Public Works Departments during the review of an Infrastructure Project, the Ordinance approving the ROW Vacation was never recorded. In order to record the vacation, the original signed Ordinance approving the ROW Vacation must be presented to the Greene County Recorder’s Office.

The following paragraphs contain brief analyses of present site conditions as well as the proposal’s relationship to adopted plans of the City:

**Transportation:** The proposal is not anticipated to have any impact on the City’s transportation network.

**Land Use:** The proposal is not anticipated to have any impact on land use in the vicinity of the vacation.

**Municipal Utilities:** The proposal is not anticipated to have any impact on the City’s water and sanitary sewer services.

**Floodplain:** The proposal is not anticipated to have any impact on areas of Floodplain.

**Other Public Services:** The proposal is not anticipated to have any impact on any other public services.



**Planning and Zoning Commission**

**EXHIBIT A**

**STAFF RECOMMENDATION**

The Community Development Department recommends approval of the ROW Vacation Request.

**AN ORDINANCE VACATING THE NORTH  
864 FEET OF ILLINOIS AVENUE**

**WHEREAS**, a Petition was filed with the Board of Aldermen of the City of Republic, Missouri, to vacate the following:

A PART OF THE NORTH 1/2 OF SEC. 30, TOWNSHIP 28 NORTH, RANGE 23 WEST IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, BEING A STRIP OF LAND 40 FEET IN WIDTH, LYING 20 FEET EACH SIDE OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8-INCH IRON PIN AT THE NW CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SEC. 30; THENCE S01°19'44"W. ALONG THE WEST LINE OF SAID NW 1/4 OF THE NE 1/4, 471.75 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HWY. 60 AND THE POINT OF BEGINNING OF THE LAND DESCRIBED HEREIN; THENCE CONTINUING S01°19'44"W. ALONG THE WEST LINE OF SAID NW 1/4 OF THE NE 1/4, 864.49 FEET TO A 5/8-INCH IRON PIN (CAPPED "LS-1756") AT THE SW CORNER THEREOF; THENCE S01°20'01"W. ALONG THE WEST LINE OF THE SW 1/4 OF THE NE 1/4 OF SAID SEC. 30, A DISTANCE OF 1,336.39 FEET TO THE SW CORNER THEREOF AND THE POINT OF TERMINATION.

EXCEPT THAT PART OF THE ABOVE-DESCRIBED LAND LYING WITHIN THE RIGHT OF WAY OF COLORADO AVENUE, FRISCO BOULEVARD, AND ILLINOIS AVENUE AS SHOWN ON AND DEDICATED BY THE RECORDED FINAL PLAT OF FRISCO SQUARE PHASE ONE COMMERCIAL SUBDIVISION.

the same being public property located within the city limits of Republic; and

**WHEREAS**, such Petition was signed by all persons owning property abutting the public property sought to be vacated; and

**WHEREAS**, pursuant to applicable state statutes and city ordinances, notice was published on the 30<sup>th</sup> day of October, 1998, that the matter of the Petition for vacation of public property would be presented to the Board of Aldermen for possible action and vote on the 14<sup>th</sup> day of December, 1998, at 7:00 p.m. at which time the Board of Aldermen would determine if said public property above described should be vacated and would assess and determine the damages, if any, which would be sustained by the owner of any property which fronts or abuts said public property.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF REPUBLIC AS FOLLOWS:

Section 1. That the public property hereinabove described is hereby vacated and the same shall revert to the owners of the adjacent lots in the same proportion as it was originally taken.

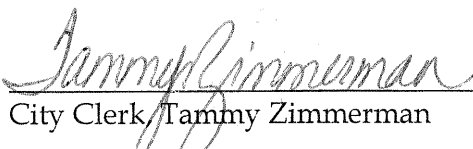
Section 2. That petitioners own all of the property which fronts or abuts the public property being vacated, and the Board of Aldermen hereby determines that petitioners will benefit from the vacation of such public property and, therefore, petitioners, and each of them, will sustain zero damages as a result of said vacation of public property.

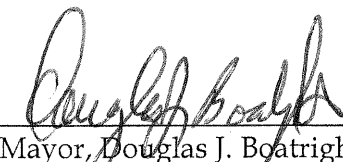
Section 3. That petitioners are hereby directed to record a certified copy of this ordinance with the Recorder of Deeds for Greene County, Missouri.

Section 4. This ordinance shall be in full force and effect from and after its date of passage.

Passed and approved at a regular meeting of the Board of Aldermen of the City of Republic, Missouri, this 14<sup>th</sup> day of December, 1998.

ATTEST:

  
\_\_\_\_\_  
City Clerk, Tammy Zimmerman

  
\_\_\_\_\_  
Mayor, Douglas J. Boatright

8 Aye- Barr, Carpenter, Cunningham, Edwards, Heimer, Pool, Shy, and Willis. 0 Nay.  
First Reading and vote 12-14-98.

8 Aye- Barr, Carpenter, Cunningham, Heimer, Pool, Edwards, Shy and Willis. 0 Nay.  
Second Reading and vote 12-14-98.

Approved as to form:

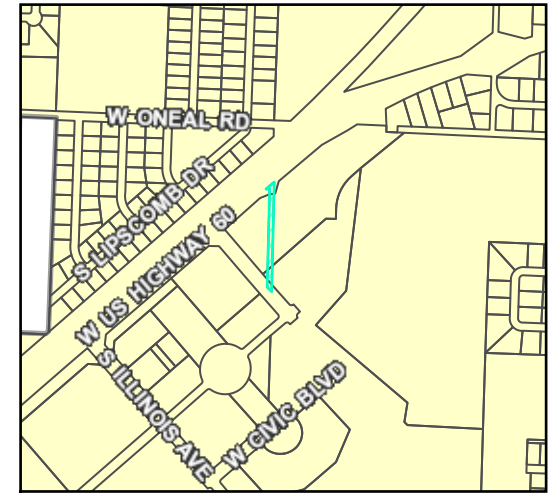
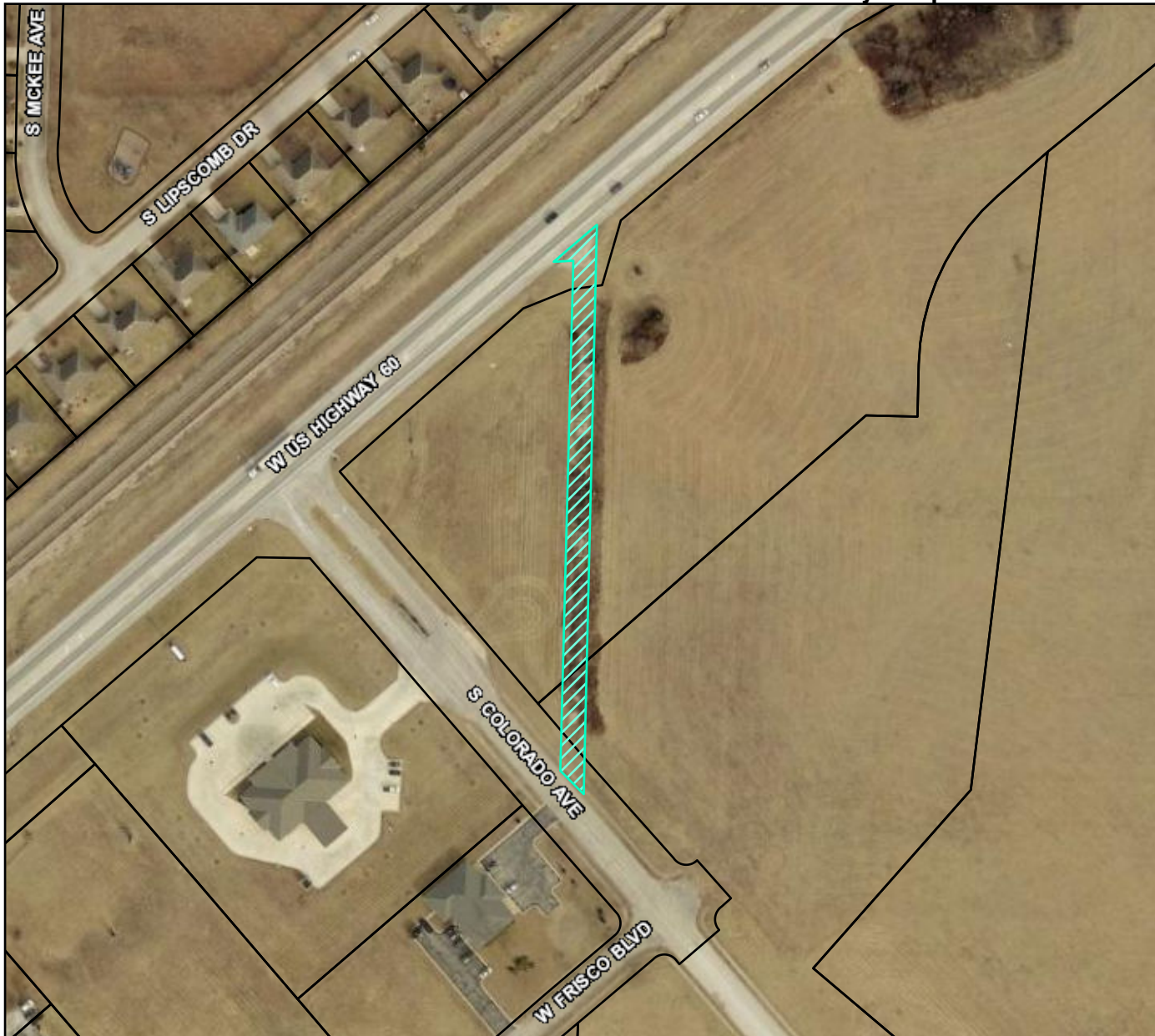
City Administrator: \_\_\_\_\_

City Attorney: \_\_\_\_\_





# VACA 19-0001: Illinois Avenue Vacation

## General Vicinity Map



### Legend

-  Vacation
-  City Limit Republic

Vacation Applicant: Public Works  
Length of Vacation: 864 ft

