

**MINUTES
REGULAR MEETING
Planning Commission
December 14, 2017**

The West Plains Planning Commission held a regular meeting at 5:30 p.m. on December 14, 2017 at City Hall in the Council Chambers. Members present were: Michael Hoff, Terry Sanders, Wes Parks, Tina Jones, Kody Frazier and Mike Topliff. Building Official Dustin Harrison and City Clerk Mallory Prewett were also present. Jennifer Atkinson, Andy Stauffer and Scott Roush were absent.

PUBLIC HEARING

- A. Zoning Chapter 50
 - a. Dustin Harrison gave an overview of the timeline for the updates to the Zoning Chapter and the public meetings and input given.
 - b. Seth Johnson, 1107 W. 2nd Street, is a commercial real estate appraiser and had questions about Section 50-116 and concerns about the overlay district and a financial burden remodeling could be for property owners.

PRELIMINARIES

- A. Approval of minutes from the November 16, 2017 Meeting:
 - a. The motion was made by Mike Topliff and seconded by Terry Sanders to approve the minutes from the November 16, 2017 meeting. Motion passed unanimously.

CITIZEN REQUESTS

A. Approval of Zoning Chapter Update

After discussion on Mr. Johnson's concerns the motion was made by Wes Parks to approve the Zoning Chapter update as presented with a stipulation to revisit the overlay district when the Quality Development Corridor is determined and to include one public workshop for public input. Terry Sanders seconded the motion. Motion passed unanimously.

Meeting Adjourned