

Christian County Commission

Notice is hereby given that the Christian County Commission met in regular session at:
The Historic Christian County Courthouse | 100 W. Church Street Room 100 | Ozark, Missouri, 65721
On the 6th day of June 2023, at 10:00 a.m.

Meeting Minutes

Attendees:

Presiding Commissioner, Lynn Morris	Rick Wilson, Wilson Survey
Eastern Commissioner, Bradley Jackson	Planning & Dev. Planner, John Meyers
Western Commissioner, Hosea Bilyeu	Planning & Dev. Administrator, Joan Doss
Commission Executive Assistant, Tammy Nuckolls	Human Resources Director, Amber Bryant
Highway Administrator, Miranda Beadles	Jewel Sterner
Randy Sterner	

A quorum was established at 10:00 am.

Presiding Commissioner Morris entertained a motion to approve the consent agenda, which includes approval of today's agenda, approval of regular session minutes from May 30th, 2023, and approval of work-study session minutes from May 30th, 2023, work-study session minutes from May 4th, 2023, and closed meeting minutes from June 1st, 2023. Approval of Financials, Amber Bryant, participated in a survey several months ago. Amber received this information today, and everyone who participated in the survey was entered into a drawing for an Amazon gift card, and she won an Amazon gift card. Amy Dent said she could accept it and use it for IT purchases, and she wanted your approval to do this.

Presiding Commissioner Morris entertained a motion to approve the consent agenda. Eastern Commissioner Jackson made the motion; Western Commissioner Bilyeu seconded the motion.
Aye: Presiding Commissioner Lynn Morris, Western Commissioner Bilyeu, Eastern Commissioner Jackson
Motion passed.

The Commissioners met with presenter Joan Doss regarding rezoning case #2023-0087 – SW Missouri Drilling LLC. The proposed zoning is C-2. The applicant proposes the change in zoning classification for a 1-acre parcel from R-1 to C-2 so that it can be lawfully utilized for commercial use acceptable within the C-2 district. The proposed use is outdoor storage, specifically RV parking. N 23rd Street fronts the property. There are no known sinkholes or mapped floodplain areas on the property. They are proposing a chain link fence with slats. This property is currently used as a parking lot for business on the parcel to the north.

Presiding Commissioner Morris entertained a motion on case #2023-0087. Western Commissioner Bilyeu made the motion that we approve the recommendation of our planning and zoning board and approve this request for a zoning change, Eastern Commissioner Jackson seconded the motion
Aye: Presiding Commissioner Lynn Morris, Commissioner Bilyeu, Eastern Commissioner Bradley Jackson
Motion passed

Rezoning case #2023-0115 – Nick Preston. The proposed zoning is for A-R (Agriculture Residential). The applicant proposes the change in zoning classification for 20 acres from A-1 to A-R so that it can be lawfully subdivided and utilized for single-family residential use acceptable within the Agricultural-Residence District. This property would be serviced by private wells and septic systems. There is no floodplain or known sinkhole areas on the property. Concerns by neighbors included traffic and drainage concerns. These will be addressed during the Major subdivision review. Additional concerns included an increase in crime

and property taxes. The Planning and Zoning Commission reviewed this application on May 15, 2023. The Commission voted unanimously to recommend approval of this rezoning request.

Presiding Commissioner Morris entertained a motion to approve case #2023-0115. Eastern Commissioner Jackson made the motion to approve as presented, Western Commissioner Bilyeu seconded the motion

Aye: Presiding Commissioner Lynn Morris, Commissioner Bilyeu, Eastern Commissioner Bradley Jackson

Motion passed

Rezoning case #2023-0119 – GFT LLC. The proposed zoning is A-R (Agriculture Residential). The applicant proposes the change in zoning classification for 3 acres from A-1 to A-R so that it can be lawfully subdivided and utilized for single-family residential use acceptable within the Agricultural-Residence District. The property is serviced by a private well and septic system. There are no known sinkholes or mapped floodplain areas on the property. The Planning and Zoning Commission reviewed this application on May 15, 2023, meeting. The Commission voted unanimously to recommend approval of this rezoning request. They are proposing small-scale retail of agricultural products (vending machines).

Presiding Commissioner Morris entertained a motion to approve case #2023-0119. Western Commissioner Bilyeu made the motion, Eastern Commissioner Jackson seconded the motion

Aye: Presiding Commissioner Lynn Morris, Commissioner Bilyeu, Eastern Commissioner Bradley Jackson

Motion passed

Rezoning case #2023-0120 – Harold and Janice Hodges. The proposed zoning is C-1, neighborhood commercial. The applicant is proposing the change in zoning for a 1-acre area within an existing 6.4-acre parcel from A-R to C-1 so that it can be lawfully utilized for commercial use acceptable within the neighborhood commercial district. Utility service is not needed for the proposed use, but public water is available. There are no sinkholes or mapped floodplain areas on the property.

Presiding Commissioner Morris entertained a motion to approve #2023-0120. Eastern Commissioner Jackson made the motion, Western Commissioner Bilyeu seconded the motion

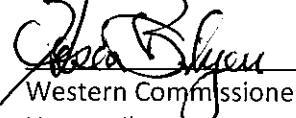
Aye: Presiding Commissioner Lynn Morris, Commissioner Bilyeu, Eastern Commissioner Bradley Jackson


Motion passed


The Commissioners met regarding Communications.

- This Thursday, June 8th, from 10 – 4 pm will be a Christian County Road Department open house at the resource planning building.
- Today, June 6th, at 2 pm, we are having a transportation work study put on by the Southwest Missouri Council of Governments. The commissioners will be there.

This meeting adjourned at 10:40 am


 Western Commissioner
 Hosea Bilyeu
6-13-2023
 Date


 Presiding Commissioner
 Lynn Morris
6/13/23
 Date


 Eastern Commissioner
 Bradley A. Jackson
6-13-23
 Date