

**Poplar Bluff Planning and Zoning Commission Meeting
Monday, March 13, 2023 – 7:00 p.m.
City Council Chambers – 301 South 5th Street
Poplar Bluff, Missouri 63901**

MINUTES

The Poplar Bluff Planning and Zoning Commission held a regular meeting on Monday, March 13, 2023, in the City Council Chambers, 301 South 5th Street, Poplar Bluff, Missouri. Vice-Chair Lucy Wheeler called the meeting to order promptly at 7:00 p.m. Roll call was as follows:

ROLL CALL

<u>Members Present</u>	<u>Members Absent</u>	<u>Others Present</u>
Clayton Moore	Mikhail Stith	Irene Morse
Lucy Wheeler	Julie Littles	James Sisk
Craig Barwick	Kyle Batton	Kevin Montgomery
Rodney Reagan	Councilman Robert Smith	Emily Wolpers
Billy Depew	Todd Sittig	Dennis Smothers
Michael Pollard		Chris Gage
Mayor Steve Davis		

Approval of the January 9, 2023, Minutes

Mayor Steve Davis made a motion to approve the January 9, 2023, minutes. Mr. Craig Barwick seconded the motion. With all attending Commission members in favor, the motion carried unanimously.

Advertisement

This meeting was advertised in the Daily American Republic on Saturday, March 11, 2023.

Disclosure of Interest

None reported.

Workshop Session

Applicants request to rezone properties from RS-2 General Residential District to RA-2 Residential Apartment District for future multi-family development of apartments and/or condominiums lying north of Barron Road and east of May Street, approximately 4.004 acres. Applicant is Kevin and Glenda Montgomery.

Mr. James Sisk approached the commission. He advised this property is located between the nursing homes and Barron Road it is currently zoned as RS-2 General Residential and Mr. Kevin Montgomery plans on purchasing the property to build condominiums or high-end apartments in that area. The Staff recommends to rezone to RA-2 Residential Apartment District. Mr. Montgomery has expressed this will be similar to Shadow Brook Condominiums on W Highway. He advised a few years ago someone tried to put an office

complex at that location and it failed. This is residential, there is a need for it and the staff's recommendation is to move forward.

Mayor Steve Davis asked if there will be a separate entry or will it be accessed through May Street. Mr. Sisk advised entry will be off May Street because it already lies on the property. May Street is not a city street. The city does not maintain it. It is a private drive. Mr. Montgomery has already spoke with the adjoining property owners and the city had discussion whether to dedicate it a city street if this development works out. Mr. Michael Pollard advised a RA-2 is a high-density development standard and 110 units could be placed on that 4 acres. He suggested an RA-1 would be more feasible. Mr. Sisk advised some of the property is unbuildable because of the natural creek on it and about a third of that property will be lost due to drainage. He advised there is a large ditch that runs through the property close to Barron Road. He advised an engineer will have to draw out what can and can not be used. Mr. Rodney Reagan asked what kind of buffer zone are they requiring next to the residential properties. Mr. Sisk advised there will be setback requirements. Mayor Davis asked what is the difference between a RA-2 and a RA-1. Mr. Sisk advised an RA-2 allows 10,500 square feet for the first 3 units and 1,500 for each additional unit and RA-1 requires 3,500 for each additional unit instead of 1,500 for each additional unit. Mr. Pollard advised it would be 112 units verses 49 units.

Mr. Kevin Montgomery of 6130 Highway 21 South Grandin Missouri approached the board. His plan is to make an over fifty-five community. Shadow Brook on W Highway is always full. There is no place for people to go. He advised he was offered a lot of money for their home however, if they sold it, they would have nowhere to go. He thinks this would be good for the community. He advised you cannot build on the end by Barron Road because the drainage is bad. However, they own bulldozers and excavators and their son is an engineer and he would make sure everything is to code and riprap and he is also wanting to put a walking trail around the property to make it look nice. The property is close and convenient for people and close to the hospitals for the older people. He wants to sell condominiums, however, if they don't sell, then he wants to rent them to doctors and professional people to stay there when they come to town. Mr. Pollard asked how many units he is contemplating in the first development. Mr. Montgomery advised he would like to start with eight (8) units. He doesn't want to build another one until he has sold them or filled them up. He will not build anymore units if he cannot sell or rent these units. He advised he is looking at 24 units, however, there is room for 60 units. Mr. Pollard asked if he would be opposed to a zoning that would only allow 48 or 49 units instead of 110 units. Mr. Montgomery advised he plans on building units of eight (8), with units downstairs and units upstairs. He advised he would like to put 54 units on that property. He advised he plans to leave room on that property for people to enjoy it. He is going to clean it up, put a privacy fence around it. Mr. Pollard asked about a community center. Mr. Montgomery advised he wants to keep it private, and no pools. He advised people can afford to buy the condominiums cheaper than they can buy a house and they won't have to mow any grass.

Ms. Emily Wolpers of 1300 Barron Road approached the board. She asked the board to consider the RA-1 zoning district, just because of the density and the traffic. The traffic on Barron Road is brutal and that is a bad entrance. She thinks there is an ordinance that states when property is developed, you have to leave ten-percent (10%) green space. Her concern is developers clearcut everything down to the last blade of grass and then something comes up and the work is not started and then there is just a big barren landscape. She recommends that it should be stated that everything should not be cleared off prior to building, especially with the drainage issue. What would happen if Mr. Montgomery sells the property, what would happen if the next buyer puts the allowable 110 units there if it was rezoned to RA-2. The city has had a

lot of properties that has been cleared and never developed. Mr. Montgomery advised he only wants to clear the very top and work his way down and that will only happen if he sells or rent seven (7) of his units before he builds the next one. He will leave as many big trees as possible. He wants this development to be protected also. He plans on leaving a buffer and the trees by Barron Road. The trees protect the development from Barron Road. He has walked the property and there are no marketable timber on the property but there are a lot of big nice trees he will leave on the perimeter around the property. He will take care of any erosion and he has no objections to only clearing off the area to build the first unit.

Mr. Dennis Smothers lives at 2001 Barron Road, he advises the 313 feet of that property adjoins his place and that ditch runs through the back of his property. The property came up two years ago someone wanted to rezone it to build a women's clinic and he could see it next to him and a dumpster there in the back and all that goes with that. He was opposed to that then, and he is opposed to this now, even if something nice was built there, but it scares him little hoodlums will be vandalizing the area. What would happen if Mr. Montgomery sell the property and the new owners don't build nice buildings or let it run down and then he would have a mess in his back yard. It is a low-lying area, he has seen water down in the bottom, it may be a foot or two feet deep there in the bottom. Mr. Montgomery would not be able to use that part of the property and if he filled it in, it would back up on his property. He is concerned about the traffic on top of the hill, he had to wait on ten to twelve cars before getting out of his driveway at 6 pm. Barron Road is terrible and that is a concern also. There are other places in Poplar Bluff. There are a lot of places in Poplar Bluff that could be torn down and build something nice to make it look good for Poplar Bluff. There are lots in the downtown area that are empty or the hospital property or the old city hall and other places like that. If those buildings came down someone could put something nice there. When you say apartment houses he sees many people and kids and stuff going on all around. He would be happy with a nice single family home but not apartments.

Mr. Chris Gage of 1921 Sunrise approached the board. He advised two ditches meet in his backyard. There is one from Zehm Street and one from Birch and those ditches meet in his backyard and flow through Mr. Smothers and then to the property in question. His yard floods six/seven inches of water every time it rains. His concern is after this property is developed the drainage will not be enough and will cause flooding into his sub-floor and underneath his house. His neighbors already have issues with water getting around the base of their house. The amount of water that flows through that drainage could be under-estimated and future drainage may not be enough to keep the water from backing up than it already is and the problems they already have. The amount of water that comes through that area needs to be considered, so he won't have any more problems after it has been built.

Mr. Montgomery advised he walked the property, and he understands their concerns. He advised the property drops off fast. He is going to build on the upper end and cleanup the lower end so it is pretty and he will not change the flow of the water. They will only change the lower level if his son says they can channel the water more around and not affect the drainage, then he might, that is only to make it look pretty and to put the walking track on it. Right now it fills up with trash and he wants to set it so it does not fill up with trash because he will have to be the one to pick it up. It is full right now. He wants to make it look nice and will not build on that bottom. He advised it would be detrimental to build down in that lower area. He does not know if it would be feasible to build a pond. He wants to fix it where there is no erosion and trash won't collect. Vice-Chair Lucy Wheeler asked about Zelm and Birch Place, that is back away from Barron Road. Mr. Gage advised all that water drains down sunrise and those ditches come together there

and runs through Mr. Smothers' house to May Street. He advised when there is a good rain that water will back up all the way through Mr. Smothers' yard and his back yard. When that ditch backs up he and his neighbors have water issues. He is afraid any dirt work will create even a bigger problem and get under his house and sub-floor. Mr. Montgomery advised that valley holds a lot of water. He advised he will not build there, he will not be changing the drainage, but he wants to clean it up so people will like to live there. Mr. Sisk advised all the drainage on that property will have to be engineered and if that property gets cleaned up the problem they are having now will probably be cured if they clean it up and underbrush it and get that waterway opened up where it will flow on down. All that water comes down to May and crosses under Barron and then makes it way out toward 67 through the hospital area. He advised this may help the situation instead of making it worse. Mayor Davis asked if there is a need for additional apartment type dwellings near or in the city. Mr. Sisk advised he believes there is a market for what Mr. Montgomery is proposing. He advised the only thing the city offers now besides Shadow Brook is low income. The city doesn't have a lot available for higher end or luxury type condominiums. He advised there has been 2 other developers talking about these type of projects. The gentleman doing to urgent care clinic is talking about doing the same thing on the backside of that property to serve the medical industry.

With no other discussion reported, Mayor Steve Davis made a motion to pass this request to the voting session with the amended recommendation to rezone as a RA-1 General Apartment Residential District for future multi-family development of apartments and/or condominiums, go through Planning and Zoning for permitting and have a plan regarding the whole property area and a buffer zone area facing Barron Road and Mr. Michael Pollard seconded the motion.

An oral vote was taken and six members in favor (Wheeler, DePew, Barwick, Pollard, Davis and Moore) and one opposed (Reagan) the motion carried.

Discussion.

Mr. Dennis Smothers asked if that buffer zone would include his side of the property. Mr. Michael Pollard advised there are side yard setback requirements so Mr. Montgomery would have to meet those requirements. Anything beyond that would be above and beyond the zoning requirements.

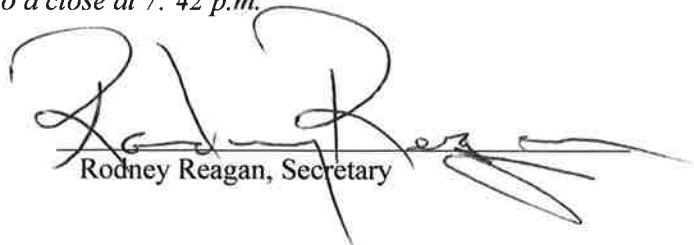
Adjournment.

With no discussion reported, Mayor Steve Davis made a motion for adjournment. Mr. Billy Depew seconded the motion. With all attending Commission members in favor, the Poplar Bluff Planning and Zoning Commission meeting for this evening came to a close at 7: 42 p.m.

Respectfully Submitted,



Ms. Irene Morse, Recording Secretary



Rodney Reagan, Secretary