

**Poplar Bluff Planning and Zoning Commission Meeting**  
**Monday, April 26, 2021 – 7:00 p.m.**  
**City Council Chambers – 301 South 5<sup>th</sup> Street**  
**Poplar Bluff, Missouri 63901**

**MINUTES**

The Poplar Bluff Planning and Zoning Commission held a regular meeting on Monday, April 26, 2021, in the City Council Chambers, 301 South 5<sup>th</sup> Street, Poplar Bluff, Missouri. Chairman Todd Sittig called the meeting to order promptly at 7:00 p.m. Roll call was as follows:

**ROLL CALL**

<b><u>Members Present</u></b>	<b><u>Members Absent</u></b>	<b><u>Others Present</u></b>
Rodney Reagan	Lucy Wheeler	James Sisk
Julie Littles	Craig Barwick	Irene Morse
Todd Sittig	Len Morse	Ray Gilton
Rita Schalk		Ryan Walker
Jerry Lawson		Chris Rolland
Brad Chronister		
Mayor Steve Davis		
Mike Walker		

**Approval of the April 12, 2021 Minutes**

Ms. Rita Schalk made a motion to approve the corrected April 12, 2021 minutes. Mr. Mike Walker 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, April 24, 2021.

**Disclosure of Interest**

None Reported.

**Workshop Session**

- A. Applicants request a conditional use permit to operate an outdoor sports paintball business at 2318 North Main Street, Poplar Bluff Missouri. Applicant is Ray Gilton Jr 11136 Highway PP, Poplar Bluff Missouri.

City Planner James Sisk approached the board. He advised the city does not have a decimal number in their ordinance. He advised there is not a set number with the state either. As far as the city is concerned there is no solution to the noise issue. Even a barrier would not solve the issue. The

ordinance is open to interpretation. The paintball guns are not the same as gun fire. He advised he does not have a good solution to the problem.

Mr. Ray Gilton Jr of 11136 Highway PP Poplar Bluff Missouri approached the board. He advised he runs the business about two days a week and the games only last around ten minutes and then there is about twenty minutes of hanging out between the games, it is not constant noise it is periodic noise, they also bring people from multiple towns to Poplar Bluff to spend their money here to play. He will do what he can to keep it quiet, but it is not essentially loud.

Mr. Ryan Walker of 103 Rogers, Risco, Missouri approached the board. He used to play paintball when he was a kid. He advised he has five kids and all they do is play video games. When he found out there was a paintball field in Poplar Bluff, he brought his kids to the paintball field and now they are at the paintball field every single weekend he is off. The kids love being outside, they love the game, they love the sport. His wife comes with them and sits with the owner's wife Shelly and their kids run around and watch the game it is good family time. Mr. Gilton has a decibel meter and the decibel limit for Kansas City Missouri is 90 decibels. He had a gun in each hand and Mr. Gilton had a gun in each hand and his wife brought the decibel meter and it reached 67 decibels. The average decibel of a gunshot is over 500. It is not that loud. It gets kids outside it gives them something to do. His kids do not play sports, they love playing paintball. It would break their hearts if they did not have a place to play paintball anymore.

Mr. Chris Rolland of 3038 Wolf Run Road of Poplar Bluff approached the board. He advised his son is 13, he has played soccer, baseball, basketball, every common sport you can think of. He was still obsessed with computers until he started playing paintball under the previous owner, Mr. Jeff Hovis, and now the new owner Mr. Ray Gilton. They go there every weekend he can, he loves it. He is running around his neighborhood right now to get into shape, he is hoping to join a team. It does everything a traditional sport does, it builds comradery, team communication, discipline, and work ethic. People can see it as dangerous or not a typical sport, but he really enjoys it, and it brings people from all over to come and visit the community.

Mayor Steve Davis asked if the noise issue was from people yelling or from the paintball guns. Chairman Sittig advised it is a combination of both, even though it is not an extremely loud noise the continuance pop-pop can be annoying. Chairman Sittig advised he usually makes his mind up fairly quick, until this weekend he tried to sit on his porch and enjoy a beverage after mowing the lawn and had to listen to small cars with coffee can mufflers on them and motorcycles with no baffles on them and later that evening after he got cleaned up, he was watching TV, and had to turn the tv up because those same people keep driving up and down the street he lives on and there is also a slight incline, so the gentleman that lives down the street with the motorcycle with no baffles hits the throttle right in front of his house and all the way up the block. There are times you cannot hear the TV in his house. He is aware there are noise issues, and there can be noise issues that interrupt daily life. Since it is not an everyday episode and since it only lasts a little bit until the round is over, then it is quiet until they regroup. He understands it can be an annoyance, but his feelings are they would pass it with a

conditional use request by the owner. Ms. Rita Schalk advised she has four 11- year- old boys next door to her all weekend long. They have four-wheelers and they have a track in the woods. It did not bother her when it was her grandson, but they are out there having fun and they were enjoying themselves. They were outside. They were covered in mud, they got stuck and they got it out themselves. They are out at ten o'clock at night with a light up frisbee it would hit something and there would be a pop, pop, pop, then you would hear them laughing. It did not go on long, they were having fun. Mr. Jerry Lawson agrees with Ms. Schalk. Anything you can do to get the kids outside in this day and age is a positive as long as it is legal. He would encourage more outdoor activity. Chairman Sittig advised the only thing he thought of the entire time he was sitting on his porch trying to avoid all that noise, is there a way on one weekend or something a month they would not have any parties, so the people could have a quiet weekend. He understands he has to operate a business and have income but would that be a compromise with the local property owners. Mr. Gilton advised he would try. He would like as much business as possible, but if that is what it takes, he would try. Mr. Lawson advised with the leaves coming out on the trees, that will give an insulation factor of the noise. He does not think it will be quite as bad as people are anticipating. Chairman Sittig advised up until the last meeting there has been no complaints that he is aware of to the city regarding the sound. He knows it is on the turnover, but he thought if he could pick a weekend for maintenance that would give the local owners a weekend off with all the popping noise, or even it was just a Saturday and only have them on a Sunday one weekend. That is just a suggestion that Mr. Gilton may want to discuss with the owners that live behind the paintball field. Mr. Gilton advised he would like the neighbors to be happy with him. He would be willing to make a small change to make everyone happy. Mr. Brad Chronister advised given the objective assessment if there were a room full of people here against it, that might change things. There is not that big protest about it, maybe it would be appropriate to pass it.

*With no other discussion reported, Mr. Jerry Lawson made a motion to pass this request onto voting session and Mr. Rodney Reagan seconded the motion. With all attending Commission members in favor, the motion carried unanimously.*

#### Voting Session

- A. Applicant requesting annexation requires a zoning classification from the Poplar Bluff Planning and Zoning Commission. The property annexation is located at 700 Shelby Road, approximately 3.08 acres m/l lying West of the new Shelby Road. Property Owner – Mason and Kathryn Bell (Bell Real Estate LLC). Applicant – Poplar Bluff Planning Department, 501 Vine Street, Poplar Bluff Missouri

Chairman Todd Sittig reminded the board all they are doing is assigning the requested zoning to the piece of property and the City Council handles all the annexation on this. The Staff requested C-2 General Commercial. He advised there is an item in your packet the letter from Chief Stucker he did send a notice regarding the concern about building without inspections or the requirements of zoning and then request annexation. That is currently something the board is not dealing with at this moment. That will

be passed onto council. Tonight, they are voting on the annexation of C-2 and pass this onto council with that recommendation.

*With no other discussion reported, Mr. Rodney Reagan made a motion to pass this request onto City Council with the recommendation for approval. Ms. Rita Schalk seconded the motion. With all attending Commission members in favor, the motion carried unanimously.*

**Discussion**

None reported.

**Adjournment**

*With no discussion reported, Mr. Mike Walker made a motion for adjournment. Mr. Jerry Lawson 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 7:18 p.m.*

Respectfully Submitted,



Ms. Irene Morse, Recording Secretary



Ms. Rita K. Schalk, Secretary